

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

****MA023v05,submitted11/20/02**

**NOTE: THIS PHA PLAN STATEMENT (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: LynnHousingAuthority

PHANumber: MA023

PHAFiscalYearBeginning:04/2002

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low - income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Lynn Housing Authority's Mission is to assist low and moderate income families and/or individuals with safe, decent, adequate, and affordable housing with an emphasis on fostering economic independence and home ownership opportunities, without discrimination, and addressing housing impediments for the special needs population. Additionally, the Lynn Housing Authority is committed to enhancing the quality of our community and building better neighborhoods by providing comprehensive neighborhood services and funding a range of loan and grant activities that address the needs of renters, owners, homebuyers and non-profit housing providers

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- Other(listbelow)
- PHAGoal:Improvethqualityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHASscore)
 - Improvevouchermanagement:(SEMAPscore)
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspections)
 - Renovateormodernizepublichousingunits:
 - Demolishordisposeofobsoletepublichousing:
 - Provideplacementpublichousing:
 - Providereplacementvouchers:
 - Other:(listbelow)
- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprograms:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal :Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome
publichousinghouseholdsi ntolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingby
assuringaccessforlowerincomefamiliesintohigherincome
developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularresidentgroups
(elderly,personswithdisabilities)
 - Other:(listbelow)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal 1 – Manage the LHA's existing public housing program in an efficient and effective manner thereby maintaining PHA High Performer designation from HUD

- Maintain acceptable levels on the Resident Satisfaction PHA Indicator
- Maintain all properties to UPCS standards
- The LHA shall be in full compliance with all applicable City ordinances and laws and the LHA will seek full cooperation from the city in making its properties litter free

Goal 2 – Increase home ownership by public housing residents

- The LHA shall assist 30 families move from renting to home ownership by April 1, 2005
- The LHA shall provide 50 families home buying counseling by April 1, 2005

Goal 3 – Develop a Master Plan to address the long term viability of the Curwin Circle Family Public Housing Development including the physical condition of the Curwin Circle site, structures, and infrastructures.

- Review and analyze Curwin Circle site reports and historical data including Army Corp of Engineers Site Condition report, Harding and Lawson Geotechnical Ground Water and Site Study (Feb 2000), Camp Dresser and McKee Site evaluations, LHA Modernization and Cost information.

Goal 4 – Provide high quality tenant and project based rental assistance programs by maintaining a “High Performer” designation under SEMAP

Goal 5 – Develop and implement a city wide housing strategy responsive to the broad range of community needs and the special needs population

- Improve the quality of units under lease by LHA’s Office of Rental Assistance to a minimum of a “B” rating
- Improve most distressed housing utilized by assisted housing tenants
- The LHA shall be the lead agency of Lynn PACT, a consortium of social service agencies that work collaboratively to provide high quality care to impoverished persons
- The LHA shall complete an annual GAPS analysis in order to identify the specific needs to the community
- The LHA in conjunction with Lynn PACT will continue to provide comprehensive services to continue to build the Continuum of Care System

Goal 6 – Expand affordable housing opportunities, both rental and homeownership, to serve low and moderate income families and individuals

- The LHA shall reduce the concentration of voucher holders by continuing to provide voucher mobility counseling
- Expand permanent housing options for families and individuals
- Implement a Section 8 Homeownership Pilot Program
- The LHA shall assist 30 families move from renting to homeownership by April 1, 2005
- Utilize Project Based Rental Assistance Program to expand housing opportunities and increase utilization rate

Goal 7 – Achieve and maintain full compliance with all applicable regulatory requirements

Goal 8 – Identify and secure sufficient funding to continue to expand the agency’s mission

- The LHA will continue to maintain its operating reserves at a level that will cover any emergencies or unforeseen circumstances
- Expand fiscal resources by increasing amount of revenue received from federal, state and local sources
- Continue to maintain a positive revenue stream from non-housing sources

Goal 9 – Implement effective and responsive administration and finance systems for all LHA programs

Goal 10 – Implement supportive service programs to assist residents to maximize their potential for independent living and/or economic self-sufficiency

- The LHA shall maintain 100 public housing and Section 8 tenants in its Family Self Sufficiency Program
- Conduct an updated needs assessment of residents needs

Annual PHA Plan
PHA Fiscal Year 2002

[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply. Providetheattachment'sname(A,B, etc.)inthespacetotheleftofthenameoftheattachment. Note:Iftheattachmentisp rovidedasa **SEPARATE**filesubmissionfromthePHAPlansfile, providethefilenameinparenthesesinthespaceto therightofthetitle.

RequiredAttachments:

- AdmissionsPolicyforDeconcentration
- FY2002Capital FundProgramAnnualStatement
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)
- VoluntaryConversionRequiredInitialAssessments(seeSection18)
- Performance&EvaluationFormsFY1997 -2001(excelattachmentsma023a01 - ma023e01)

OptionalAttachments:

- PHAManagementOrganizationalChart
- FY2002CapitalFundProgram5YearActionPlan
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	XX check here if included in the public housing A&O Policy	
	Schedule of flat rents offered each public housing development XX check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies XX check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program XX check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	FSS Act on Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
XX	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1626	5	5	3	3	4	5
Income > 30% but <= 50% of AMI	146	4	4	3	3	3	4
Income > 50% but < 80% of AMI	33	3	4	2	3	3	3
Elderly	67	4	2	2	2	1	3
Families with Disabilities	349	3	5	3	5	3	3
Race/Ethnicity							

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999
- Other sources: (list and indicate year of information)

**STATEMENT OF HOUSING NEED
CITY OF LYNN**

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that Housing Authorities (HA) develop a needs assessment based upon local housing market conditions. Specifically, QHWRA mandates that the Lynn Housing Authority (LHA) look at both the citywide housing needs as well as the needs of the citizen on our waiting lists.

Attached is the information contained in the Housing Needs Section of Lynn’s Consolidated Plan. The Consolidated Plan is prepared on a five -year basis with yearly Action Plans assessing current housing conditions. During 1998, LHA commissioned an in -depth study on Lynn’s housing market conditions, which served as the basis for LHA’s housing component of the Action Plan. The housing market analysis, which divided the city into 27 submarket areas, completed during this period indicates that Lynn has a severe need for affordable housing options. It has been estimated that approximately 10,000 households could qualify for some form of housing assistance. This problem is compounded by the fact that Lynn’s median household income (\$42,143) is extremely low in comparison to the rest of the region (\$57,484) and the State (\$54,586). Initial 2000 Census figure indicates that this disparity has actually grown since 1990. It is estimated by the National Low Income Housing Coalition that 35% of renters cannot afford a one -bedroom unit at FMR, 44% cannot afford a two -bedroom unit at FMR and 54% cannot afford a three -bedroom apartment at FMR. To put this in perspective, an individual in Lynn making minimum wage would have to work 100 hours/week to afford a one -bedroom FMR unit.

In addition, we find that a majority of low -income residents, predominantly minority , are concentrated/reside in what has been identified as the city’s “Urban Core.” The Urban Core consists of

five(5)submarketareasthatspreadoutfromthedowntownsectionofLynn.TheUrbanCoreismadeup ofthefollowingsubmarketareasthatrunf romeasttowest:

1. FayetteStreet
2. Highlands
3. LynnCommons
4. MiddleWesternAvenue
5. GeneralElectric

Asaresult,LHAhasdeterminedthatanystrategytoincreasethe supplyofaffordablehousingorto decrease the level of poverty in the Urban Core must have at the foundation an effective economic empowerment plan to assist low -income families reach their goals of economic independence and self sufficiency.

The following is a summary of the findings of the 1998 Housing Market Study which served as the basis for completing the **Housing Needs of Families in the Jurisdiction by Family Type Chart** of the PHA Plan. The summary focuses on issues of affordability, supply, quality, accessibility, size of units, location and race/ethnicity:

- **Affordability** – Average rents in the city exceed 30% threshold primarily in the Urban Core. This primarily impacts low -income renters, both families and the elderly. It also has a disproportionate impact on Lynn’s minority communities (Hispanic, Black & Southeast Asian).
- **Supply** – There is a shortage of 3 & 4 bedroom rental units and a surplus of single room occupancies and 1 -bedroom units. Low -income families are at a disadvantage when trying to find adequate housing. Vacancy rates have shrunk from 9% to approximately 3.5%.
- **Quality** – Majority of rental housing in Urban Core is in fair to poor condition although signs of reinvestment are beginning to be seen as housing market has strengthened over the last three years. This is the same area where the majority of extremely low -income families reside. For the elderly who inhabit the one -bedroom units, this means that most of their units probably are not deleted. However, there are also a significant number of elderly assisted housing units in the central city as well, which provides adequate housing for a number of elderly/disabled households.
- **Accessibility** – Age of housing stock is a problem in Lynn. Almost 60% of the housing stock was built prior to 1940. In addition, over 75% was built prior to 1960. As a result, this has a significant impact on the amount of accessible housing in the city.
- **Size of Units** – A surplus of one -bedroom units impacts housing for the elderly and disabled and the shortage of three and four -bedroom units has had a negative impact on Lynn’s low -income families. It should be noted that a majority of 2 –4 rental units are located in the Urban Core.
- **Location** – Majority of households below 30% of the area median reside in the Urban Core of the city. This means that housing options for Lynn’s poor are limited by income and that there is a heavy concentration of the poor in the central part of the city.
- **Race/Ethnicity** – A study on the location of the race/ethnicity breakdown in the city reveals that, as with the extremely low -income families, the Urban Core is home to a large segment of Lynn’s minority community. For example, Hispanics make up approximately 50% of the population in this area, Southeast Asians account for 26% and Blacks for 24%.

Attached you will also find data and tables that identify the housing needs of the families on our assisted housing waiting lists. Please note that the identified needs in fact verify the conclusions reached from the data contained in the Action Plan. Approximately 90% of the families on LHA waiting lists have incomes less than 30% of the Area Median Income (i.e. 1 – 8 persons with an income range of \$13,150 to \$24,850). Specifically, 2,134 out of a total of 2,390 are considered extremely low income.

To address the identified housing needs, LHA will 1) seek to maintain, improve and preserve our existing housing stock by using appropriate resources, and, 2) continue to be aggressive in applying for additional grants and loans from federal as well as non-federal housing resources to help add to the affordable housing available in our community. We also intend to continue our working relationship with HUD, local government and non-profit agencies to try and meet our community's housing needs.

Again, any plan to raise the income level of assisted housing households must focus on uplifting and improving the economic status of the extremely low-income households.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-widewaiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing Curwin Circle 23 -1			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	294		29
Extremely low income <= 30% AMI	236	80%	
Very low income (> 30% but <= 50% AMI)	49	17%	
Low income (> 50% but < 80% AMI)	9	3%	
Families with	185	62	

Housing Needs of Families on the Waiting List			
children			
Elderly families	10	3%	
Families with Disabilities	70	23%	
White/Hispanic	70	25%	
White/Non-Hispanic	82	28%	
Black/Hispanic	47	16%	
Black/Non-Hispanic	67	22%	
American Indian	7	2%	
Asian	21	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	104	36%	
2BR	97	33%	
3BR	76	26%	
4BR	16	5%	
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 12 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> Public Housing Wall Plaza 23 -2 <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	229		23

HousingNeedsofFamiliesontheWaitingList			
Extremely low income<=30% AMI	205	89%	
Very low income (>30% but<=50% AMI)	17	7%	
Low income (>50% but<80% AMI)	7	4%	
Families with children	0	0%	
Elderly families	149	65%	
Families with Disabilities	80	35%	
White/Hispanic	22	9%	
White/Non-Hispanic	157	71%	
Black/Hispanic	20	8%	
Black/Non-Hispanic	18	8%	
American Indian	5	2%	
Asian	7	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 month Does the PHA expect to re-open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	149		45
Extremely low income <= 30% AMI	122	81%	
Very low income (> 30% but <= 50% AMI)	26	18%	
Low income (> 50% but < 80% AMI)	1	1%	
Families with children	106	71%	
Elderly families	10	7%	
Families with Disabilities	24	16%	
White/Hispanic	28	19%	
White/Non-Hispanic	54	36%	
Black/Hispanic	29	19%	
Black/Non-Hispanic	31	21%	
American Indian	3	2%	
Asian	4	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 46 months (since 04 -01-98)

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other:(list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other:(list below)

The LHA shall continue to encourage and promote the Family Self Sufficiency Program.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other:(list below)

The LHA shall continue to encourage and promote the Family Self Sufficiency Program.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other:(list below)

Provide tenant based rental assistance for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Pursue housing resources other than public housing or Section 8 Tenant Based Assistance.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2000 grants)	\$11,252,639.00	
a) Public Housing Operating Fund	\$1,634,978.00	
b) Public Housing Capital Fund	\$910,010.00	
c) HOPEVI Revitalization	\$0.00	
d) HOPEVI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,213,861.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$111,790.00	
g) Resident Opportunity and Self-Sufficiency Grants	\$297,000.00	
h) Community Development Block Grant	\$0.00	
i) HOME	\$0.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
Local Law Enforcement Block Grant	\$85,000.00	Public Housing Safety/Security
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PHDEP	\$41,440.00	Public Housing Safety/Security
ROSS	\$110,000.00	Residential Services/ESL/Youth Programs
Comp. Grant & FFY2001 Capital Fund	\$1,615,405.00	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,332,178.00	Public Housing Operations
4. Other income (list below)		
Investment Interest	\$36,000.00	Other
Entrepreneurial Act	\$30,345.00	Public Housing Supportive Services
4. Non -federal sources (list below)		
Total resources	\$14,407,011.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

When they apply and as they near the top of the list.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through a nNCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

Lynn Housing Authority Office of Application, Intake & Screening (AIS) located at 174 South Common Street, Lynn MA 01905

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

The LHA operates one Federal Family Development (Curwin Circle 23 -1) and one Federal Elderly/Disabled Development (M. Henry Wall Plaza 23 -2). The LHA maintains separate waiting lists for these developments.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously approved site-based waiting list plan)? If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? If eligible, a family may be on both waiting lists for public housing as well as the Section 8 list.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

Lynn Housing Authority Office of Application, Intake & Screening (AIS), located at 174 S. Common Street, Lynn MA 01905

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA to permit:
 - Modernization work
 - Transfer to address over -housed and under -housed situations (This transfer will include transfer to address the over -housed and under -housed situation in the 667 and 705 State Housing Programs).
- Resident choice: (state circumstances below)
- Other: (list below)

***Resident Choice** - If an elderly individual or couple wish to transfer from Curwin Circle (23-1 Federal Family Development), they may apply for a transfer to the M. Henry Wall Plaza (23-2 Federal Elderly / Disabled Development).*

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

- A.** As referenced in the Housing Needs of Families on the Waiting List section of the PHA Template, the Lynn Housing Authority (LHA) will allow placement on the Federal Family Public Housing waiting list, even if it is closed, to any authorized occupant, displaced through no fault of their own, by action of the Lynn Housing Authority, the City of Lynn, or by a non-profit community development corporation, working within the Consolidated Plan, other than through an eviction action. To be eligible, applicants must meet Lynn Housing Authority standards of minimum eligibility and all relocation activities must be presented to the LHA in writing and must be pre-approved by the LHA prior to any displacement. Activities must be consistent with the City of Lynn's Consolidated Plan and must enhance the quality and increase the supply of affordable housing in the City. It is the responsibility of the City of Lynn's Relocation Agent, the LHA, at its sole discretion to verify the circumstances surrounding the displacement and to approve the issuance of any and all vouchers.
- B.** As referenced in the Housing Needs of Families on the Waiting List section of the PHA Template, the LHA will allow placement on the Federal Family Public Housing waiting list, even if it is closed, to any authorized occupant who, with the consent of the owner of the premises, seeks to voluntarily relocate from a dwelling unit due to overcrowding or substandard conditions. To be eligible the applicant must meet Lynn Housing Authority standards of minimum eligibility and; (1) the owner must be the LHA, the City of Lynn, or a non-profit community development corporation; (2) the qualifying conditions must be verified by the LHA; and (3) the unit must be located within a target area identified in the City of Lynn's Consolidated Plan.
- C.** As referenced in the Housing Needs of Families on the Waiting List section of the PHA Template, the Lynn Housing Authority (LHA) will allow placement on the Federal Family Public Housing waiting list, even if it is closed, to any authorized occupant, displaced due to a dwelling fire, through no fault of their own. To be eligible the applicant must meet Lynn Housing Authority standards of minimum eligibility and; (1) the applicant must prove they legally resided in the affected unit (2) Verification will include an effective lease listing all legal occupants and (3) are reported by the Lynn Fire Department.
- D.** The LHA will allow a one-for-one set aside of one bedroom unit offers at Curwin Circle, not to exceed four units annually. The LHA will make every other unit offer for one bedroom units at Curwin Circle to applicants affected by the Initial Allocation Plan.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing

Homelessness
Highrentburden

Otherpreferences(selectallthatapply)

- 3 Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans' families
- 1 Residentswholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributeincomegoals(broadrangeofincomes)
- Householdsthatcontributeincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Relationshipofpreferencetoincometargetingrequirements:

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformationabout therulesofoccupancyofpublichousing(selectallthatapply)

- ThePHA-residentlease
- ThePHA'sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

TheLynnHousingAuthorityConditionsofOccupancyForm

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition?(select allthatapply)

- Atanannualreexaminationandleaserenewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list)

(6)DeconcentrationandIncomeMixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation
 - Criminal and drug -related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug -related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
 - Other (describe below)
- Names and addresses of past and present landlords.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project -based certificate program
 - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- PHA main administrative office
 Other (list below)

The Lynn Housing Authority Office of Application, Intake & Screening (AIS), located at 174 S. Common Street, Lynn MA 01905.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Due to the current housing market and its lack of units, the LHA may grant, upon proper documentation of housing search, an unlimited extension.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, In accessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plansto employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
 Other (list below)

A. The Lynn Housing Authority (LHA) will make available a Housing Choice Voucher for any authorized occupant, displaced through no fault of their own, by action of the Lynn Housing Authority, the City of Lynn, or by a non -profit community development corporation, working within the Consolidated Plan, other than through an eviction action. To be eligible, all relocation activities must be presented to the LHA in writing and must be pre -approved by the LHA prior to any displacement . Activities must be consistent with the City of Lynn’s Consolidated Plan and must enhance the quality and increase the supply of affordable housing in the City. It is the responsibility of the City of Lynn’s Relocation Agent, the LHA, at its sole discretion to verify the circumstances surrounding the displacement and to approve the issuance of any and all vouchers.

B. The LHA will make available a housing choice voucher for any authorized occupant who, with the consent of the owner of the premises, seeks to voluntarily relocate from a

dwelling unit due to overcrowding or substandard conditions. To be eligible; (1) the owner must be the LHA, the City of Lynn, or a non-profit community development corporation; (2) the qualifying conditions must be verified by the LHA; and (3) the unit must be located within a target area identified in the City of Lynn's Consolidated Plan.

C. Referenced in the Housing Needs of Families on the Waiting List section of the PHA Template, the Lynn Housing Authority (LHA) will allow placement on the Federal Family Public Housing waiting list, even if it is closed, to any authorized occupant, displaced due to a dwelling fire, through no fault of their own. To be eligible the applicant must meet Lynn Housing Authority standards of minimum eligibility and; (1) the applicant must prove they legally resided in the affected unit (2) Verification will include an effective lease listing all legal occupants and (3) a report by the Lynn Fire Department

D. The LHA will allow an annual set aside of ten (10) Housing Choice Vouchers (HCV) for use by non-elderly, disabled, M. Henry Wall Plaza applicants affected by the Initial Allocation Plan.

E. The LHA will establish an "exception payment standard amount" that will allow the maximum payment standard to land lords whom make physical modifications to unit to accommodate eligible and qualified handicapped/disabled HCV participants. The standard may exceed 110% of FMR.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- \$0
 \$1-\$25
 \$26-\$50

2.Yes No:HassthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?

2. Ifyestoquestion2,listthesepoliciesbelow :
TheLynnHousingAuthoritywillonacase –by –casebasisreviewallrequestsfor hardshipexemptions.

c. Rentssetatlessthan30%thanadjustedincome

1. Yes No:DoesthePHAplantochargerentsatafixedamountor percentagelessthan30%ofadjustedincome?

2.Ifyestoabove,listtheamountsorpercentageschargedandth ecircumstancesunder whichthesewillbeusedbelow:

Rentwillbedeterminedasfollows:

Forfederalpublichousingprograms,inaccordancewithQHWRAof1998,theLHAwill offertworentdeterminationoptionstopublichousingfamilies.

Option#1 –IncomeBasedRent –Apublichousingresident/familymaychoosetohave theirrentdeterminedasapercentageoftheirfamily'smonthlyadjustedincome.The totaltenantpaymentwillnotexceed30%ofthefamily'smonthlyadjustedincome.In determiningrents,theLHAwillfactorinallHUDmandatorydeductions.Tenantswho directlypayutilitieswillhaveaUtilityAllowancefactoredintotheirrentdetermination.

Option#2 –FlatRent– Apublichousingresident/familymaychoosetopayaflatrent. ThefollowingflatrentshavebeenadoptedbytheLHA.Flatrentsweredeterminedby utilizinginformationfromthemostrecentSection8RentReasonablenessSurvey

completed by the LHA and by comparing rents of comparable unassisted units in the City. The Flat rents as determined by the sources are as follows:

One Bedroom	\$725.00
Two Bedroom	\$819.00
Three Bedroom	\$1009.00
Four Bedroom	\$1136.00
Five Bedroom	\$1160.00

In regard to Family Choice, the LHA will consider "switching" of choice of rents for financial hardships. Financial hardship situations will/can include the following situations; income of the family has decreased because of loss or reduction of employment, death in family or loss of assistance, increase in family's expenses for medical costs, childcare, transportation or education.

In regard to minimum rents, the LHA will grant a financial hardship, as mandated by HUD regulations, for the following HUD mandated hardships;

1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program
2. When the family would be evicted as a result of the imposition of the minimum rent requirement
3. When the income of a family has decreased because of changed circumstances; including loss of employment
4. When a death in the family has occurred, and
5. Other circumstances determined by the responsible entity or HUD.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other(describ below)

Child Support Payments –Any payments made by a member of the family for the support and maintenance of any child who does not reside in the household, except that the amount excluded under this clause may not exceed \$480 for each child for whom such payment is made.

Medical Insurance Expenses –Unreimbursed Medical Insurance Payments made by a member of the family for the coverage of **only** legal family members residing in the unit, in the amount not to exceed \$2000.00 per family per year.

e. Ceiling rents

1. Do you have ceiling rents?(rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place?(select all that apply)

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments
 For certain parts of developments; e.g., the high-rise portion
 For certain size units; e.g., larger bedroom sizes
 Other (list below)

3. Select the space or space method that best describes how you arrive at ceiling rents (select all that apply)

- Market comparability study
 Fair market rents (FMR)
 95th percentile rents
 75 percent of operating costs
 100 percent of operating costs for general occupancy (family) developments
 Operating costs plus debt service
 The “rental value” of the unit
 Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above 10%
- Other (list below)

a) *At time of change in family composition.*

b) *Tenant can verify a change in his/her circumstances (such as decline in or loss of income) that would justify a reduction in rent.*

c) *The source of any income to the household changes or the household's monthly gross income increases by 10% or more over the amount calculated at the most recent rent determination. Tenant must report increases of 10% or more of the household's income within 10 days of the time when the tenant knew or should have known that the increase in income was non-sporadic and sufficient to meet the 10% criteria, until the next scheduled re-examination. Examples are such events as raises, start of a new or additional job, announcements by an employer of expanded work weeks (overtime), etc. In all events, failure to report within the 10 days of when the tenant knew or should have known of the increase in income may result in a retroactive rent charge and/or instigation of a program fraud investigation.*

d) *Rent formulas or Federal law or regulation changes procedures. These changes will be implemented effective the first month after a thirty-day notice period to Tenants of the changes unless the law or regulation specifies different phase-in periods.*

e) *It is found that a Tenant has misrepresented the facts upon which rent is based so that the rent a Tenant is paying is less than the rent that he/she should have been charged. The Authority then may apply an increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred.*

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimi larunassistedunitsintheneighborhood
- Other(list/describewhatbelow)

Surveyofsimilarprivately -owned,publiclyassistedunits.

B.Section8Tenant -BasedAssistance

Exemptions:PHAsthatdonotadministerSection8tenant -basedassistancearenotreq uiredtocomplete sub-component4B. **Unlessotherwisepecified,allquestionsinthissectionapplyonlytothetenant - basedsection8assistanceprogram(vouchers,anduntilcompletelymergedintothevoucher program,certificates).**

(1)PaymentStandard s

Describethevoucherpaymentstandardsandpolicies .

a. WhatisthePHA'spaymentstandard?(selectthecategorythatbestdescribesyour standard)

- Atorabove90%butbelow100%ofFMR
- 100%ofFMR
- Above100%butatorbelow110%ofFMR
- Above110%ofFMR(ifHUDapproved;describecircumstancesbelow)

b.IfthepaymentstandardislowerthanFMR,whyhasthePHAselectedthisstandard? (selectallthatapply)

- FMRsareadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ThePHAhaschosentoservecadditionalfamiliesbyloweringthepayment standard
- Reflectsmarketorsubmarket
- Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel? (selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually

Other(listbelow)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?(select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other(listbelow)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?(select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		

Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office

- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicant to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA 's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

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

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name A

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

**.HOPE VI and Public Housing Development and Replacement
Activities (Non -Capital Fund)**

Applicability to f sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

Possible Redevelopment Plan for Curwin Circle 23 -1

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 44	
7. Coverage of action (select one)	
Part of the development	

Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other	

than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date the agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Investment Center	250	Walk-In	FIC Facility	Both
Resident Assistance Program	150	Registration	Development	Public Housing
Operation Bootstrap	40	Registration	Development	Both
Boys and Girls Club	100	Walk-In	On and Off Site locations	Public Housing
Southern Essex Regional Employment Board	70	Referral	On and Off Site locations	Public Housing
Curwin Child Care Center	30	Open enrollment	On-Site	Public Housing
Project Cope	15	Referral	Off-Site	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	10830/09/01
Section 8	78	9530/09/01

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

*Lynn Housing Authority's
Policy on Community Service and
Economic Self Sufficiency*

Program Components

Each adult public housing resident determined eligible for community service activities will be referred to LHA's Family Investment Center (FIC) for an interview by the FIC Economic Job Placement Coordinator. The Economic Job Placement Coordinator will explain the service requirements to the residents as well as the available economic self-sufficiency and volunteer options offered by LHAND.

In addition, residents will be referred to the local workforce and training agency, the Southern Essex Regional Employment Board (SEREB), which offers a full range of skills assessment, job training and employment placement services. (Please note that LHAND and SEREB have entered into a Memorandum of Agreement concerning the provision of economic empowerment services to public housing residents.) If the resident is not interested in any of the above activities, they will be referred to a number of local non-profit agencies, such as food pantries and the city's soup kitchen, to complete their volunteer services.

Residents will be encouraged to participate in a number of on-site activities such as computer classes, Adult Basic Education (ABE), GED, ESL and other training programs. The resident has a choice of off-site activities as well. The LHAND has entered into Memorandum's of Understanding (MOU's) with two non-profit organizations, My Brother's Table and the Sacred Heart Tree of Life Pantry. The participant may volunteer with these organizations to fulfill their Community Service requirements. Another option available to the participant is to work with their Resident Council on ways to improve their development. The Community Service participant is a volunteer and may fulfill this requirement by volunteering at the above-mentioned sites, or at other sites with prior approval of the LHA.

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority

- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

The Lynn Housing Authority will adopt the following Pet Policy.

- Any resident interested in owning and/or maintaining a common household pet in his/her unit will be required to obtain written approval from the Authority prior to housing a pet on the Authority's property. Management reserves the right to check references for previous pet ownership. If management feels a pet is inappropriate, management will inform resident. Permission for a specific pet will not be unreasonably withheld. To obtain approval, a resident must first submit an "Application for Pet Waiver" at the local management office, which will include among other things, information concerning the size and type of pet intended for ownership by the resident. The manager will provide the resident with a copy of the Authority's Pet Policy and will review all of the rules and regulations listed therein with the resident. Upon reviewing these requirements, the resident will be requested to sign the Pet Rider and agree to abide by all the rules listed in the Pet Policy and those city/town ordinances applicable to the ownership and care of a pet.*
- A companion animal will be defined as a common household pet such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit, or fish. Reptiles, iguanas, snakes, ferrets and birds of prey are not household pets. Pets, other than cats and dogs, shall have suitable housing, e.g. cages or aquariums.*
- There will be no more than one cat, dog, caged mammal or bird per apartment. In the case of a fish, no more than one aquarium with a 20-gallon capacity shall be allowed.*
- The mature size of newly acquired dogs is limited to a weight not to exceed 25 pounds. The size of the dog is not directly related to its desirability as a resident. Each animal shall be taken into consideration for its individual merit, based upon the facilities available.*
- Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens, applications for ownership of such young animals shall be more closely reviewed prior to approval.*

6. *All female dog over the age of six months and all female cat over the age of five months must be spayed. All male dog over the age of eight months and all male cat over the age of ten months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become a resident of the development and the exception will be at the Assistant Federal Public Housing Manager's discretion.*
7. *Management reserves the right to require dog owner to be relocated to a comparable unit on the ground floor of their building or specific areas of a development based upon written complaints concerning: 1) the behavior of the dog in the elevator or hallways; or 2) the documented medical conditions of residents affected by the presence of the dog.*
8. *Residents are expressly prohibited from feeding or harboring stray animals. The feeding or harboring of a stray animal shall constitute having a pet without the approval of the Authority.*

RESIDENT OBLIGATIONS

1. *The pet owner will be responsible for proper pet care; good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations. Dogs and cats must wear identification tags and collars when outside the unit.*
2. *The pet owner is responsible for cleaning up after the pet inside an apartment and anywhere on development property. Owners should carry a "pooper scooper" and disposable plastic bags. All waste will be bagged and disposed of in a receptacle determined by management. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet, as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.*
3. *Pet blankets and bedding are not to be cleaned or washed in the laundry room for hygienic reasons.*
4. *The pet owner will keep the unit and its patio, if any, clean and free of pet odors, insect infestation, waste and litter and maintain the unit in a sanitary condition at all times.*
5. *The pet owner will restrain and prevent pet from gnawing, chewing, scratching or otherwise defacing doors, walls, windows and floor covering of the unit, other units and common areas, as well as shrubs and landscaping of the facility.*
6. *Pets are not to be tied outside or left unattended on a patio or porch.*
7. *Residents will not alter their unit, patio or other outside area to create an enclosure for an animal.*
8. *Pets will be restrained at all times, when outside an apartment on development property. No pet shall be loose in hallways, elevators, community rooms, dining rooms or other common areas. All pet owners must be able to control their pet via leash, pet carrier or cage.*
9. *No visitors with pets will be allowed.*

10. *Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create an nuisance to neighbors with excessive barking, whining, chirping, or other unruly behavior.*
11. *Resident pet owners must provide litter boxes for cat waste, which must be kept in the owner's unit. Litter boxes shall be kept clean and odor free.*
12. *Pet owners will agree to quarterly apartment inspections to be sure pets and units are being cared for properly. These inspections may be reduced or increased in time periods at the manager's discretion. Pet owners further agree to apartment inspections when, in the opinion of the Authority, there is a reasonable basis to believe that pets and/or units are not being cared for properly or that a pet has done undue damage to the apartment.*
13. *The resident is responsible for providing management with the following information and documents which are to be kept on file in the tenant's folder:*
 - a) *A color photo and identifying description of the pet;*
 - b) *Attending veterinarian's name, address and telephone number;*
 - c) *Veterinary certificates of spaying or neutering, rabies, distemper combination, parvovirus feline VRC, feline leukemia testing and other inoculations, when applicable;*
 - d) *Dog licensing certificates in accordance with local and state law*
 - e) *Two (2) alternate caretakers, their names, addresses and telephone numbers, who will assume immediate responsibility for the care of the pet should the owner become incapacitated; these caretakers must be verified in writing by signing the Lease Pet Rider, acknowledge their responsibilities as specified;*
 - f) *Emergency boarding accommodations;*
 - g) *Temporary ownership (overnight or short term) shall be registered with management under the pet rules and regulations;*

The resident is responsible for keeping management informed of any changes of information.

PET PARTICIPATION FEE

1. *A pet deposit of \$200.00 or one month's rent, whichever is less, is required of each pet owner. This amount may be payable over a reasonable time period determined by Executive Director. The Authority cannot require a tenant to pay all of the deposit before bringing in a pet. This payment will be implemented as a security deposit.*
2. *The deposit will be refunded at the time the resident vacates or no longer has ownership of the pet, provided that no pet-related damage has been done to the property. Sums necessary to repair such damage will be deducted from the deposit.*
3. *A fee of \$10.00, shall be collected from pet owners for failing to clean up after their animals. This fee is a recurring non-refundable maintenance fee for each offense. This is a separate fee from the Pet Deposit to cover the reasonable operating costs to the development relating to the presence of pets.*

LIABILITY OF PETOWNER FOR DAMAGE OR INJURY

- 1. Repairing or replacing damaged areas of the exterior, interior, doors, walls, floor coverings and fixtures in the unit, common area or other areas damaged by tenant's pet.
- 2. Cleaning, deodorizing and sanitizing carpeting and other floor coverings in the unit as necessitated by presence of a pet.
- 3. Charges of damage will include materials and labor. Payment plans will be negotiated between management and the pet owner not to exceed three times. Disputes concerning amount of damages are subject to the grievance procedures provided for in HUD regulations.
- 4. LHA may require pet owner to secure renters insurance, which includes personal liability, and indemnify the LHA against pet related litigation or attorney's fees as a condition of pet ownership.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long term asset management of its public housing stock, including how the Agency will plan for long term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

In addition to soliciting comment and feedback from the Resident Advisory Board regarding the PHA Plan, the Lynn Housing Authority also hosted meetings with both the Curwin Circle Resident Council and the Wall Plaza Resident Council to discuss and obtain comment on the plan. Please see the attached minutes below.

Minutes

*Curwin Circle Resident Council – PHA Plan
Wednesday, December 5, 2001, 10:00a.m.*

LHANDS staff in attendance: Paul DeJoie, Director of Mgmt. & Operations; Gudy Aristy, Asst. Federal Hsg. Manager; Lisa Tobin, Executive Assistant; Ronnie Dupuis, Modernization Coordinator; Dave Raymond, Inspector Curwin Circle.

Curwin Circle Resident Council: Maria Santa, Joyce Byrd, Maureen Kinser, Zandra Banks arrived at 10:40. Martha Green arrived at the conclusion of the meeting.

Lisa Tobin opened the meeting by explaining the PHA Plan public process, which includes the establishment of a Resident Advisory Board and a public hearing. She also explained that separate meetings with the resident councils were being held with both Wall Plaza and Curwin Circle in addition to the required meetings.

Paul DeJoie began to explain the Capital Fund and in particular the Physical Improvements Section. He also spoke regarding a possible phased redevelopment project at Curwin Circle.

Maureen Kinser spoke regarding the Community Garden. She stated that the water needed to be turned on in the garden in order for people to be able to work there. Both Paul and Gudy stated that they were unaware that the water had been shut off. In addition, Maureen asked if the garden could be included as a physical improvement in the 5 -Year Capital Fund program. Paul stated that as a part of the Summer Youth Landscape Training Program, the LHA could have the garden re-landscaped and flowers brought in for the residents to then maintain.

Paul also discussed the updated Conditions of Occupancy form which addresses new items such as trampolines and pools being set up in front of resident's units as not being allowed. Zandra Banks voiced some opposition to the updated lease not allowing these items, however Paul explained the liability issues involved with these items. Paul explained that these items have always been prohibited in accordance with LHA policy but were now being included in the Conditions of Occupancy.

Lastly, Paul discussed the Rent Determination Policies including the flat rent schedule. Paul also informed the Curwin Circle Resident Council that the LHA is considering other "discretionary" rent determination policies.

The meeting convened at 11:30.

Minutes

*Wall Plaza Resident Council – PHA Plan
Thursday, December 6, 2001, 9:00a.m.*

LHANDS staff in attendance: Paul DeJoie, Director of Mgmt. & Operations, Christina Brogna, John Pace, Asst. Federal Hsg. Manager, Lisa Tobin, Executive Assistant

Wall Plaza Resident Council: John Connelly, Ann Richards, Olga Olson, Virginia Sleison, Bernice Speliotis

Lisa Tobin opened the meeting by explaining the PHA Plan public process, which includes the establishment of a Resident Advisory Board and a public hearing. She also explained that separate meetings with the resident councils were being held with both Wall Plaza and Curwin Circle in addition to the required meetings.

The Wall Plaza Resident Council is very adamant about letting non-elders move into the building; they feel it is an inappropriate living environment for both the elders and the non-elders. Much of the discussion focused on LHAND selection policies.

Ann Richards made comment that she felt "intimidated and afraid" of the non-elders living in the building. When Paul DeJoie asked was it because they were young or because they were "different" Ms. Richards replied "different". Paul DeJoie began to explain to that because someone was "different" was not reason to be intimidated. Ms. Richards responded by saying that she was not that "kind of person", implying that she held no prejudice towards young people or towards people of other ethnicities. Paul DeJoie and Lisa Tobin both discussed the fact that if many people felt uncomfortable of non-elders because of any criteria other than non-neighborly behavior that perhaps seminars, programs and discussions could help alleviate that fear.

Other residents discussed "rude" behavior by non-elders such as constantly losing keys, drinking, unwanted guests and partying. The residents were very upset and were of the assumption that the LHAND did not care because "we did not live there". Paul DeJoie and John Pace assured the residents that yes they did care and they would address any resident complaints. Paul also reviewed a Police Report Log, provided by the Lynn Police, in regard to calls being made to Wall Plaza for the past year, and there was not a significant increase. Ms. Sleison made comment that "how many times are you supposed to call someone for complaints before you kick them out?" John Pace reiterated that he is always available to address resident concerns, though he had not received any complaints recently. He also assured the residents that their complaints are taken seriously and are acted upon. He also informed the tenants that sometimes issues arise that do not warrant an eviction, rather meeting with the residents involved to try to "clear the air". He informed the residents that the LHAND is not in the business of "kicking people out", though if eviction action is warranted, the LHAND will take action, as they have done in the past. Paul pointed out that numerous times in the past, the LHAND, with the assistance of Wall Plaza residents have gone to court to seek relief.

Paul began to discuss the potential Designated Housing Allocation Plan and its requirements. The Resident Council had full consensus that they want the LHAND to submit an Allocation Plan to address the non-elderly issue. Paul told the council that he would need their support throughout various stages of the planning process in order to submit a Designated Housing Allocation Plan. The council was very firm that this was the only way they could ensure the quality of their living environment.

The meeting convened at 11:30.

December 18, 2001

Reference: Residents and Partnership Involvement in the yearly development of the Lynn Housing Authority PHA Plans.

As a Resident Advisory Board Member designated from Wall Towers and a trainer in the Resident Participation Project, I would like to express, on behalf of the RAB, resident appreciation of the Lynn Housing Authority's efforts in welcoming our involvement in the development of their yearly plans.

They have listened to our needs and suggestions on improvements with relish and much interest. Sometimes meeting our suggestions 100% and sometimes with compromise but always listening with what we feel is true interest in meeting what residents feel are necessary improvements in our small community.

We would like to list some of the issues that make us proud of being a welcome addition as a partner in the yearly planning process of Lynn Housing Authority.

- The willingness to listen to the RAB, improve local housing conditions in our small community as well as the surrounding area our housing authority serves
- Their partnership with other agencies in the city.
- Their readiness of Lynn Housing Authority to answer and explain anything we do not understand
- They have provided the RAB with all documents to be reviewed before a meeting
- We are able to discuss issues with the housing authority staff.
- The Family Self Sufficiency (FSS) Program and First Time Homebuyers programs seem to be very successful and programs that Lynn Housing Authority applies much energy and concern to.

These are just some of the issues we have become aware of and appreciative of. However we feel there is still much for the RAB to learn and we are hopeful this partnership will continue, as we become more aware of our rights and HUD policies as residents. We are hopeful that our relationship will only improve for residents and housing authority staff in our joint efforts for the betterment of our community and future.

Respectfully,

Olga Olson
RAB Member – Wall Towers Designee
Lynn Housing Authority.

Minutes

*PHA Annual Plan Public Hearing
Thursday, December 13, 2001
4:00 p.m. 10 Church Street, Lynn MA 01902*

In attendance:

John Connolly, Carole Smith, (RAB Members – Wall Plaza)
Maria Santana, Martha Green, Joyce Byrd (RAB Members – Curwin Circle)
Lisa Tobin, Paul DeJoie, Joe Scanlon, Christina Brogna, Donna Often, Barbara Morrison, Gudy Aristy,
Norm Cole, (LHANDS Staff)

Joe Scanlon opened the meeting at 4:00 and asked for any public comment on the plan.

One verbal comment was received by Carole Smith regarding when Wall Plaza would be receiving new mailboxes per the DRAFT Capital Fund. Joe Scanlon answered her that per the DRAFT Capital Fund plan, new mailboxes would come in FY 2003.

Also discussed was the Follow Up Plan to the RASS (Resident Assessment Sub System) Surveys (see attached plan), the Lynn Housing Authority Screening Procedures, the Lynn Police Dept. Log and Incident Report for Wall Plaza and the suspension of the Community Service Requirement.

Joe Scanlon asked for any further comment, none was received.

The meeting was closed at 4:20 p.m.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) - based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: *City of Lynn*

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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

The LHA is the managing agent for the City of Lynn for all CDBG and HOME funds as they relate to housing programs. As such, the LHA works jointly with the City of Lynn, each year, in preparation of the Consolidated Plan.

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

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment 1 – Section 8 Homeownership Program Capacity Statement

Section 8 Homeownership Program

The Lynn Housing Authority & Neighborhood Development (LHAND) has established a Section 8 Homeownership Program which permits eligible participants in the Section 8 Housing Choice Voucher Program the option of purchasing a home with their Section 8 assistance rather than renting.

Eligibility Requirements :

Each Section 8 Homeownership participant must meet HUD's general requirements for admission to the Section 8 Housing Choice Voucher Program and requirements set forth in LHAND's Administrative Plan. Additional requirements in the Section 8 Homeownership Program include that the family must:

- (A) be a first-time homeowner or have a member who is a person with disabilities;
- (B) with the exception of elderly and disabled households, meet a minimum income requirement without counting income from "welfare assistance" sources;

- (C) with the exception of elderly and disabled households, meet the requisite employment criteria;
- (D) have completed an initial lease term in the Section 8 Housing Choice Voucher Program;
- (E) have fully repaid any outstanding debt owed to LHAND or any other PHA;
- (F) not defaulted on a mortgage securing debt to purchase a home under the Home Ownership Opportunity Program;
- (G) not have any member who has a present ownership interest in a residence at the commencement of Home Ownership assistance.

Financing Requirements :

The proposed financing terms must be submitted to and reviewed by LHAND prior to close of escrow. Certain types of financing, including but not limited to balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be acceptable by LHAND. Seller-financing mortgages shall be considered by LHAND on a case by case basis. If a mortgage is not FHA-insured, LHAND will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, Massachusetts Housing Finance Agency (MHFA), State Soft Second Mortgage Program, or The Lynn Housing Authority & Neighborhood Development (LHAND) is committed to establishing and implementing a Section 8 Homeownership Program to help families who receive Section 8 housing assistance achieve economic independence by utilizing an array of public and private resources through the Family Self-Sufficiency (FSS) Program. By coordinating housing assistance with needed services such as child care, education and job training/development, LHAND will assist Section 8 participants and their families to reach their goals of independence and homeownership.

Attachment 2 – Resident Membership of the PHA Governing Board

Kathleen Bentley
 37 Curwin Circle
 Lynn Massachusetts 01905

Appointed by Mayor, term expires 12/31/2003

Attachment 3 – Membership of the Resident Advisory Board

M. Henry Wall Plaza (230 -2, Federal Elderly/Disabled)

John Connolly
 95 Tremont Street, #504
 Lynn MA 01902

Carole Smith
 18 Bond Street, #508
 Lynn MA 01902

Olga Olson
 18 Bond Street, #411
 Lynn MA 01902

Curwin Circle (230 -1 Federal Family Development)

Martha Green
 250 Curwin Circle
 Lynn MA 01905

Joyce Byrd
 222 Curwin Circle
 Lynn MA 01905

Maria Santana
 10 Curwin Terrace
 Lynn MA 01905

Section 8 Rental Assistance

Cynthia Roman
 17 Hamilton Avenue, #1
 Lynn MA 01902

Brian Shaer
 38 Estes Street, #9
 Lynn MA 01902

Eleanor McDonald
 358 Broadway, #19
 Lynn MA 01904

Sheryl Moretti

319 Boston Street
Lynn MA 01905

Attachment 4 – Brief Statement of Progress in Meeting 5 -Year Plan Mission and Goals

The Lynn Housing Authority aggressively works towards implementing processes that will allow successful attainment of the goals set forth in the 5 -Year PHA Plan. In addition, the LHA continues to monitor the e goalsto ensure that they are in line to be met by the end of the five -year period.

All goals relating to Section 8 Rental Assistance (#5, 6 and 7) are being met and/or progressing forward. We are in the process of developing a corrective action plan regarding those SEMAP indicators where there was a zero rating. The Lynn Housing Authority expects to achieve and maintain full compliance with all SEMAP indicators. The quality of housing units under lease by the Rental Assistance Department is improving to at least a "B" rating. Inspectors are continuously working with landlords to improve those units that are severely distressed. Mobility counseling is continuing to be provided to all voucher holdersto help paid in the reduction of concentrations of poverty.

Public Housing goals (#1, 3, 4, 9, 10, & 13) are continuing to be met and move forward. The LHA continues to be designated as a "high performer." The long -term viability of Curwin Circle continues to be discussed through ongoing meetings. The number of working families residing in public housing has increased due to the working family preference. In addition, all housing developments continued to be maintained in a decent, safe and sanitary condition through various on -site landscape training programs and enforcement of city ordinances and agreements as they pertain to litter and refuse.

All Planning & Development goals (#2, 8, 16 & 17) are progressing forward. To date, 11 public housing families and 41 Section 8 participants have bought first time homes through the FSS program. FSS program capacity has continually exceeded the 200 participant mark. In addition, approximately 450 families have attended LHAND's certified home buyer class.

In regard to Lynn PACT, a number of new Supportive Housing Program projects were awarded funding from the McKinney -Vento Supportive Housing Program which increased the number of permanent housing units for homeless individuals and will maintain transitional housing units and supportive services such as case management. Homelessness continues to be monitored through the One Night Homeless Census and the Gaps Analysis.

Fiscal related goals (12, 13, 14 & 15) are continuing to move forward. The LHA is in full compliance for FY 2000 GAAP standards and is beginning the process for FY 2001 with fee accountants in order to formalize the process at a future date. Fiscal resources have been maintained through grants from CDBG, HOME, Dept. of Justice, GAAD (state) and the Department of Labor. In addition a new ROS S grant has been awarded and the agency continues to administer several large supportive housing grants. The LHA is currently reviewing its investment strategy for implementation to occur at a later date.

All goals related to maintenance workload are moving ahead as responses times have been met and the LHA is actively working towards its goal of UPCS compliance.

Attachment 5 – Revised Template Question/Section 3(A)(6) (PHA Policies Governing Eligibility, Selection, and Admissions, Public Housing, Decon centration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

Attachment 6 – Component 10(B) Voluntary Conversion Initial Assessments

- a) How many of the PHA’s developments are subject to the Required Initial Assessments?
One, the Curwin Circle Federal Family Development –23 -1
- b) How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/ or disabled development not general occupancy developments)?
One, the M. Henry Wall Plaza Elderly/Disabled Development –23 -2
- c) How many Assessments were conducted for the PHA’s covered developments?
One.
- d) Identify PHA Developments that may be appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units

a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Assessment is complete and provided in Section 10(B) Conversion of Public Housing to Tenant Based Assistance.

Attachment 7 – Resident Assessment Sub -System (RASS) Follow -Up Plan

**RESIDENT ASSESSMENT SUB -SYSTEM (RASS)
FOLLOWUP PLAN**

The Lynn Housing Authority and Neighborhood Development continuously strive to improve the overall operations of its public housing developments. To do this, the LHAND responds to its residents' needs in an appropriate manner.

The Lynn Housing Authority and Neighborhood Development received an overall score of 75% on the safety section of the RASS survey. The LHAND received an unsatisfactory score (54.9%) on question number ten, letter (f) that reads:

Do you think any of the following contribute to crime in your development?

(Mark all that apply.)

- a.) Bad lighting
- b.) Broken locks
- c.) Location of housing development
- d.) Police do not respond
- e.) Residents don't care
- f.) Residents screening**
- g.) Vacant units

The score for letter (f) (residents screening) caused the overall score to decrease significantly. Based on conversations with the residents, we feel this response is a result of intolerance on the part of some of the residents. Some residents have commented at public meetings that they feel unsafe because of their tenants are different. Whether these differences are cultural or simply a matter of age difference, they do exist. Many residents feel that the LHAND is "not doing your (our) job" because non-elderly are moving into the M. Henry Wall Plaza Development. Many residents do not like the fact that non-elderly applicants are allowed to move into the M. Henry Wall Plaza Development, even though HUD program regulations require and allow this. The LHAND has attempted to explain these regulations to the M. Henry Wall Plaza Resident Council. The LHAND will be submitting a Designated Housing Allocation Plan to address this issue in the near future. Our crime statistics, which are monitored on a quarterly basis, do not reflect an increase in crime, and the opinion of certain residents are more of a perceived threat than a real threat. The Lynn Police Department Community Liaison Team (LCT) officers also agree with this assessment.

Regardless, the LHAND has an extensive screening policy on all applicants regardless of age. Each applicant is screened through the Massachusetts Criminal History Systems Board, the Info-Center, and through landlord checks and home visits. From April 1, 2000 to March 31, 2001 there were 16 non-elderly placed in the M. Henry Wall Plaza Development. All of these applicants passed the screening process.

For the same time period, there were 137 police responses at the M. Henry Wall Plaza Development. There were 96 medical response calls, four 9-1-1 hang-ups, 17 criminal calls (domestic, unwanted guests, vandalism, etc.) and 20 miscellaneous calls (noise, unknown complaint, etc.). There are 176 units at the M. Henry Wall Plaza Development.

The Lynn Housing Authority and Neighborhood Development is dedicated to preventing crime on its properties and towards its residents. This can be demonstrated through the LHAND's MOU drafted with the Lynn Police Department. The LHAND has the cooperation of the Lynn Police Department, which will increase walking patrols at the Curwin Circle Development (MA23-1). The Lynn Housing Authority and Neighborhood Development also houses a Community Police Substation at Curwin Circle. In addition to these preventative methods, the on-site presence of the Drug Task Force and the creation of a Neighborhood Crime Watch that works in conjunction with the Community Liaison Team (CLT) have been successful as a deterrent to crime. The Lynn Police work closely with the Lynn Housing

Authority and Neighborhood Development. The CLT Police Officers conduct safety seminars for residents. In addition to police presence, the exterior lighting has been updated and increased annually for the last five years at both the Curwin Circle Development (MA23 -1) and the M. Henry Wall Plaza Development (MA23 -2). The LHAND also contracts for security services with Celadon Security five nights a week at the M. Henry Wall Plaza Development. There is a significant LHAND presence at the M. Henry Wall Plaza Development as it is the location of the LHAND administrative offices. The LHAND maintenance staff is present until 9:00 P.M. five nights a week at the M. Henry Wall Plaza Development. Security and management personnel constantly communicate with tenants regarding any concerns that they may have.

To assist in the daily routine of maintaining a safe and orderly community, the LHAND's management staffs continue to monitor all vehicles entering the communities and their activity while on the property. Management also moves all vehicles illegally parked (assisted by the Lynn Police Department) and patrol the properties every morning, afternoon, and evening. Daily visual inspections for safety purposes are also conducted.

In addition to the LHAND's security prevention, lease enforcement is a major part of its operations. There have been 18 No Trespass Notices issued to visitors who have violated the lease and 2 legal actions pursued.

An effort has been made to reach the youth and parents of the Curwin Circle Family Development by providing workshops on various topics such as gang violence, life changing choices, teen conflict resolution, multidisciplinary perspectives on parenting education as well as various community activities.

Neighborhood appearance is important to the Lynn Housing Authority and Neighborhood Development as it is to its residents. LHAND has utilized the city of Lynn's Graffiti Removal Program for the past two years. LHAND has aggressively addressed all complaints regarding neighborhood appearances at the Curwin Circle Development (MA23 -1) and the M. Henry Wall Plaza Development (MA23 -2). The LHAND completes over 3200 work orders on an annual basis at Curwin Circle Family Development and the M. Henry Wall Plaza Development. The Lynn Housing Authority and Neighborhood Development sponsors a summer Landscaping program to improve upon its appearances by planting flowers, mulching, trimming trees and bushes, as well as a summer youth maintenance staff that assists in keeping the grounds clean. Among other duties such as repainting speed bumps, fences, and bollards throughout the development. The Department of Public Works (DPW) also donates flowers annually to the residents of the M. Henry Wall Plaza Development and the Curwin Circle Development. LHAND has contracted with an exterminator that conducts mass extermination twice annually. The exterminator contract is on sight every Monday, Wednesday, and Friday to respond to requests for extermination services. LHAND also contracts with the city of Lynn for trash removal and street sweeping services on a weekly basis. The Lynn Housing Authority and Neighborhood Development has and will continue to implement resident programs to address trash and litter issues and annually conducts neighborhood "clean-up days" in conjunction with the Curwin Circle Resident Council (CCRC).

*This Follow-up Plan is in response to surveys conducted by HUD on August 19 and 27 2001, and certified to by the LHA on December 3, 2001.

Attachment 8 – Project Based Rental Assistance Program Consistency with PHA Plan

The Lynn Housing Authority & Neighborhood Development will utilize project based assistance in order to increase housing opportunities for low and moderate income families and individuals as well as to increase the utilization rate in order to meet and maintain the agency's goal of obtaining "High Performer" designation under SEMAP.

In order to be consistent with HUD's deconcentration of poverty regulations; the LHAND will look to place project based rental assistance in qualified census tracts. If housing opportunities are not consistent with

the deconcentration of poverty regulations, the LHAND will seek an appropriate waiver from HUD as specified in 66 CFR 903.

The LHAND may allocate up to 20% of its baseline voucher allotment (approximately 242 vouchers). The general allocation for PBAMA may include the entire North of Boston region.

The PBAMA is consistent with PHA Plan due to specifically, Goal 4 of the 5-Year Plan which states that the LHAND will "Provide high quality tenant and project based rental assistance programs by maintaining a High Performer designation under SEMAP". In addition, per Goal 6 of the 5-Year Plan, "Expand affordable housing opportunities, both rental and homeownership, to serve low and moderate income families and individuals".

Due to the current housing market, with a almost non-existent vacancy rate in the City of Lynn, providing project based rental assistance will create housing opportunities within and outside of the City of Lynn for Housing Choice Voucher Holders and those on the waiting list.

Attachment 9 – Resident Advisory Board Minutes of Meeting, September 24, 2002

Resident Advisory Board
Minutes of Meeting
Tuesday, September 24, 2002
5:00 p.m., 10 Church Street

In attendance: John Connelly, Olga Olson, Carole Smith
Maria Santana left a message saying she would be unable to make due to a flat tire
LHAND attendance: Christina Brogna, Norm Cole, Paul DeJoie, Barbara Morrison, Lisa Tobin

Minutes:

Paul DeJoie, Director of Management & Operations, opened up the meeting by welcoming everyone, thanking them for attending and explaining that at the Lynn Housing Authority & Neighborhood Development (LHAND) needed to make amendments/modifications to its FY03 PHA Plan. He explained that the LHAND is complying with HUD requirements (24 CFR 903.21) and that as a part of these regulations, the LHAND was consulting with the RAB. In addition, Paul explained that the LHAND is currently in a forty-five day public comment period and that a public hearing would take place on October 15, 2002. Paul encouraged the RAB participants to attend the public hearing and submit their comments in writing. He further explained that if the RAB needed more time after the public hearing to make comment, he would gladly accept those comments.

A few questions regarding Section 7 were proposed at the beginning of the meeting. Paul explained that he would like to start from the beginning of the LHAND's list of amendments, which follows the order the amendments are in the PHA Plan and that he would answer all questions when he reached the pertinent information on the list. Paul started to explain that at the request of the Wall Plaza Resident Council (WPRC) and the Wall Plaza residents, the LHAND proceeded forward with the Designated Housing Initial Allocation Plan (IAP). He informed the RAB that HUD approved the plan after HUD requested the LHAND make minor changes to it. He informed the RAB members that the M. Henry Wall Plaza would consist of seventy-percent elderly residents only and thirty-percent non-elderly/disabled residents only.

Paul continued to explain that as a part of the IAP the LHAND needed to make amendments to its policies on selection and admissions (Section 3 of the PHA Plan). He explained that the LHAND would allow a set aside of vouchers to be used by non-elderly residents if they choose to leave Wall Plaza. He informed the

RAB that a few non-elderly residents have already approached him on this alternative. The LHAND would also establish an "exception payment standard amount" to allow the maximum payment standard to landlords who make physical modifications to units to accommodate eligible and qualified handicapped/disabled Housing Choice Voucher participants. A preference on the LHAND's Shelter Plus Care waiting list would be given for applicants on the Wall Plaza waiting list as another housing resource available to them. Paul further explained that he had hoped that the RAB members from Curwin Circle would have attended the meeting to discuss the one-for-one set aside of one-bedroom units at Curwin Circle. He explained that the one-bedroom units would be offered to applicants or existing non-elderly residents who wish to move. These units would not exceed four a year. Paul stated that he would have a separate meeting with the Curwin Circle Resident Council and RAB members to discuss this effect. Paul also stated that the LHAND cannot go forward with these changes until they are changed in the PHA Plan and approved by HUD.

Members were in unanimous support of the changes to Section 3, Policies on Eligibility, Selection & Admission. This includes:

- Allowing an annual set aside of ten (10) Housing Choice Vouchers (HCV) for use by non-elderly disabled applicants affected by the IAP.
- Allowing a one-for-one set aside of one bedroom unit offers at Curwin Circle, not to exceed four units annually. The LHAND will make every other unit offer for one-bedroom units at Curwin Circle to applicants affected by the IAP.
- Establish a preference on the Shelter Plus Care Program for applicants on the Wall Plaza Waiting List
- Establish a "exception payment standard amount" to allow the maximum payment standard to landlords who make physical modifications to units to accommodate eligible and qualified handicapped/disabled HCV participants.

There was a discussion on Section 7., Capital Improvement Needs

Paul informed the RAB that LHAND is proposing beginning the planning stages for the revitalization of Curwin Circle. The LHAND will change its response to Section 7 of the PHA Plan. Paul discussed that the only way to include in the PHA Plan a proposed redevelopment plan was to check off yes on Section 7 which discusses HOPE VI. Paul stated however that by checking off yes, the LHAND was not saying it would apply for a HOPE VI but that the LHAND was going to move forward and begin the planning process which could eventually include a HOPE VI application as well as other possible funding options.

Olga Olson asked Paul what the LHAND's redevelopment plans looked like. Paul emphasized that the LHAND does not have technical plans at the moment and that amending the plan is the first step towards any redevelopment plan. Paul did confirm that the LHAND has schematic drawings, which were displayed during a Curwin Circle Neighborhood Advisory Group public meeting series a few years back. Paul continued to inform Olga that the LHAND's intention is not to decrease public housing units in the city of Lynn.

Norman Cole, Director Planning & Development informed the RAB that the LHAND would try to obtain other funding resources for a redevelopment project. Mr. Cole emphasized that once the change was made in the Plan, the Curwin Circle Redevelopment Project would become a separate issue from the PHA Plan.

Mr. Cole further told the RAB that the public process around a Curwin Circle Redevelopment project would begin with the LHAND hosting separate meetings with the Curwin Circle Resident Council, surrounding neighbors, and city officials. Mr. Cole stressed that the LHAND would like to work with all interested and vested parties to make sure every one is informed of the intentions of the plans and in agreement with this project before the LHAND proceeds to go forward.

Paul informed the RAB of the conditions of Curwin Circle development (i.e. site drainage, groundwater and structural problems). At this point, Mr. Phillip Mamber from the Massachusetts Senior Action Council joined our RAB meeting. Paul welcomed Mr. Mamber and continued to explain the LHAND's actions. Olga Olson asked again what the Curwin Circle residents wanted and what other conditions were identifiable at the development. She was concerned with the fact that the LHAND wanted to demolish public housing units. Olga specifically stated that she was concerned with the development of single family homes in place of public housing. Carole Smith suggested that Olga visit the Curwin Circle development and see for herself the conditions of distress. Olga stated that she would talk to Maria Santana (Curwin Circle Residents Council Inc. (CCRC), President). Paul stressed to the RAB member that the LHAND had no intention of decreasing public housing in the city of Lynn. He explained that the Curwin Circle development might not have the same exact unit count once the project was complete but public housing units would be available in other parts of the city. Paul informed the member that he was going to schedule a meeting with the CCRC to discuss these changes.

Paul closed the meeting and questions were proposed to him on a one on one basis.

Attachment 10 – Curwin Circle Resident 's Council Minutes of Meeting September 25, 2002

Minutes to the Curwin Circle RAB Meeting September 26, 2002

Present: Paul De Joie (LHAND), Gudy Aristy (LHAND), Maria Santana (Curwin Circle), Martha Green (Curwin Circle), and Joyce Byrd (Curwin Circle).

Paul De Joie opened up the meeting by explaining that the Lynn Housing Authority & Neighborhood Development needed to make amendments/modification to the PHA Plan. He explained that the LHAND is complying with HUD requirements (24 CFR 903.21). Paul further explained that the LHAND must consult with the RAB as part of these requirements, along with the forty – five days for a review period. He encouraged the RAB participants to submit their comments in writing. He further explained that if they needed more time after the public review when they had no problem giving them the extension.

Paul first explained the changes being made to the Eligibility sections as part of the Designated Housing Allocation Plan.

Paul then explained that due to existing physical conditions, a history of maintenance issues and based on information gathered in a number of inspections and studies, the LHAND wanted to begin the process of discussing the feasibility of redeveloping/revitalizing Curwin Circle. Paul explained that the change in the PHA Plan would allow the LHAND to begin to examine the feasibility of redevelopment and funding options that may be available. Mrs. Green expressed her concern to Paul regarding the relocation of Curwin Circle residents. Paul explained that he understood her concerns and the LHAND is willing and adamant about working with the RAB, Curwin Circle Residents Council, Inc., and Curwin Circle residents when dealing with the details regarding relocation when the process arrives.

Paul explained that the LHAND has had a study performed to evaluate the site and site drainage issues, which have historically been a problem. The study was completed by Harden & Lawson, which was a

geotechnical study relating to wetland delineation and site assessment. The Army Corp of Engineers also inspected the development and the structures at Curwin Circle.

Paul DeJoie stressed that this is only the beginning process. He emphasized that the LHAND will need the RAB, Curwin Circle Residents, Curwin Circle Residents Council, Inc., and the public's participation in this process. He also suggested scheduling a series of meetings with the entire Curwin Circle Residents Council, Inc. The members of the RAB informed Paul that they do support the redevelopment of Curwin Circle and are in favor of improving the condition of the development.

Paul asked the members if they had any questions or concerns. It was brought to his attention that relocation of residents is their major concern. Paul once again stated that the LHAND is willing to work with the residents regarding this issue. There was also a question regarding specific community amenities (i.e. a place for the Curwin Circle Variety Store, a laundry mat, and a large community room). Paul informed the members that this could be part of the plan if a total redevelopment is the option. RAB members wanted to know the time frame. Paul gave an approximate time of eighteen months to two years for the public participation process and to finalize any plans. Within this time frame the LHAND would need participation from the RAB, Curwin Circle Residents Council, Inc., Curwin Circle residents, and the public. He further explained that whatever time it took the LHAND to achieve this process, the next step would be to submit the plan to the Department of Housing and Urban Development (HUD), and HUD would need to review and approve the plan. Paul explained that these are approximate time estimates that they are not exact time frames for this process.

The member expressed that they are in favor of improvements for the Curwin Circle development. Paul informed them of the public hearing on Tuesday, October 15th in the library of 10 Church Street at 5:00 P.M. The members said that they would be at the meeting to give support to the LHAND's plans. Paul thanked the members for their time and informed them that if they had any further questions not to hesitate to contact him.

Attachment 11 – Minutes of Public Hearing, October 15, 2002

Minutes Public Hearing for
Lynn Housing Authority & Neighborhood Development
Amendments to the FY03 PHA Plan
Tuesday, October 15, 2002, 5:00 p.m.
10 Church Street, Lynn MA 01902

In attendance: Olga Olson, Resident Advisory Board; John Connelly, President, Wall Plaza Resident's Council; Marc Potvin, Neighborhood Legal Services; Maria Santana, Curwin Circle Resident's Council.

LHAND Staff in attendance: Lisa Tobin, Executive Assistant; Ron Dupuis, Mood Coordinator; Norm Cole, Director of Planning & Development; Joseph Scanlon, Director of Policy & Finance; Barbara Morrison, Housing Services Coordinator; Donna Often, Director Rental Assistance; Paul DeJoie, Director of Management & Operations; Ted Smith, Director of Facilities & Construction; Gudy Aristy, Manager Curwin Circle; Christina Brogna, LHAND,

(see attached sign in sheets)

Joe Scanlon, LHAND opened the meeting by stating the date, time and reason for the Public Hearing; to accept comment on proposed significant amendments to the FY03 Public Housing Agency Plan. Mr. Scanlon asked if anyone wished to make comment.

Olga Olson spoke first. Ms. Olson stated that she is currently a RAB member and has been for the past three years. She stated that she understood the LHAND's position in the community was to try and revitalize neighborhoods and create decent quality affordable housing.

Ms. Olson stated that in regard to a potential redevelopment plan for Curwin Circle she understood the residents' own desire for a revitalized neighborhood. Ms. Olson then continued to question a future relocation and redevelopment plan that the LHAND does not currently have. Although Ms. Olson's comments were very thoughtful, during this public hearing the LHAND was not ready to accept public comment on a future plan that has not been established.

At the finish of Ms. Olson's comments, she submitted her comments in writing. Please see the attached comments.

Mr. Scanlon asked if there were any other individuals who wished to speak and Mark Potvin of Neighborhood Legal Services spoke.

Mr. Potvin also questioned the LHAND's redevelopment and relocation plan for Curwin Circle. He then passed around his written comment on the plan. Again, at this time the LHAND is unable to respond to such comment as it currently does not have a redevelopment or relocation plan for Curwin Circle or its residents.

Mr. DeJoie announced that should there be any future plans, including a redevelopment and/or relocation plan, that a public comment period would be available, but that again, the LHAND currently does not have anything to allow for comment regarding either one of these issues.

Joe Scanlon asked if there was anyone else wishing to make comment. There was no further comment and Mr. Scanlon closed the hearing at 5:25 p.m.

Attachments:

Written comment by Olga Olson
Written comment by Marc Potvin
RAB Minutes from 9/24/02

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ma023a04 - Performance & Evaluation Report FY97
Excel File

- ma023b04** - Performance&EvaluationReportFY98
ExcelFile
- ma023c04** - Performance&EvaluationReportFY99
ExcelFile
- ma023d04** - Performance&EvaluationReportFY00
ExcelFile
- ma023e04** - Performance&EvaluationReportFY01
ExcelFile
- ma023f04** - OptionaCapitalFundProgramFiveyearActonPlan
- ma023g04** - OriginalAnnualStatementforFFY02
ExcelFile

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

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Grant No. Capital Fund Program Grant No: MA06 -P023-705-97 Replacement Housing Factor Grant No:	Federal FY of Grant: 1997
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: (2))
 Performance and Evaluation Report for Period Ending: 09/30/2001 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	\$226,871.00	(\$38,026.22)	\$188,844.78	\$188,844.78
4	1410 Administration	\$79,577.00	\$0.00	\$79,577.00	\$79,577.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$4,000.00	\$25,757.95	\$29,757.95	\$29,757.95
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000.00	(\$28,900.02)	\$21,099.98	\$21,099.98
10	1460 Dwelling Structures	\$66,000.00	\$37,607.53	\$103,607.53	\$103,607.53
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$376,095.00	\$3,560.76	\$379,655.76	\$379,655.76
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	\$802,543.00	\$0.00	\$802,543.00	\$802,543.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$340,000.00	\$15,673.71	\$355,673.71	\$355,673.71
24	Amount of line 21 Related to Security – Soft Costs	\$18,000.00	(\$10,094.00)	\$7,906.00	\$7,906.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$63,095.00	(\$8,900.02)	\$54,194.98	\$54,194.98

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-705-97 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
	Technical Assistance for CGP Administration and Plan Updating	1408		\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	Complete
	PHMAP Assistance	1408		\$19,397.00	(\$12,972.22)	\$6,424.78	\$6,424.78	Complete
	Housing Inspection & Admissions	1408		\$47,792.00	\$0.00	\$47,792.00	\$47,792.00	Complete
	Vacancy Turnaround Improvements	1408		\$0.00	\$17,139.65	\$17,139.65	\$17,139.65	Complete
	Operation Bootstrap	1408		\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	Complete
	Maintenance Vacancy Turnaround Specialists	1408		\$21,682.00	(\$12,139.65)	\$9,542.35	\$9,542.35	Complete
	Economic Development (FIC)	1408		\$15,000.00	(\$15,000.00)	\$0.00	\$0.00	
	Drug Prevention Task Force/Youth Therapy	1408		\$18,000.00	(\$10,094.00)	\$7,906.00	\$7,906.00	Complete
	Summer Youth Program	1408		\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	Complete
	Master Plan/HOPEVIC Consultant	1408		\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	Complete
	Technical Assistance Manager HOPEVIC I	1408		\$25,000.00	(\$9,115.00)	\$15,885.00	\$15,885.00	Complete
	Apprentice/Cycle Painting Program	1408		\$40,000.00	(\$5,845.00)	\$34,155.00	\$34,155.00	Complete
	Administration							
	Administration	1410		\$79,577.00	\$0.00	\$79,577.00	\$79,577.00	Complete
	Fees and Costs							
Curwin Circle MA23 -1	Boiler Room Section Replacement	1430		\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	Complete
Wall Plaza MA23 -2	Wall Plaza 504 Exterior Walkways	1430		\$0.00	\$25,757.95	\$25,757.95	\$25,757.95	Complete

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-705-97 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvement							
Curwin Circle MA23 -1	Emergency Heating Repairs	1450		\$30,000.00	(\$8,900.02)	\$21,099.98	\$21,099.98	Complete
Curwin Circle MA23 -1	Holyoke Street Fence Replacement	1450		\$20,000.00	(\$20,000.00)	\$0.00	\$0.00	
	Dwelling Structure							
Curwin Circle MA23 -1	Bathroom Mod	1460		\$46,000.00	(\$46,000.00)	\$0.00	\$0.00	
Curwin Circle MA23 -1	Spot Demolition	1460		\$20,000.00	(\$5,055.93)	\$14,944.07	\$14,944.07	Complete
Curwin Circle MA23 -1	Re-Siding Retention	1460		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00	Complete
Curwin Circle MA23 -1	Carpets/Tile Floor Installation	1460		\$0.00	\$38,663.46	\$38,663.46	\$38,663.46	Complete
	Non-Dwelling Structure							
Curwin Circle MA23 -1	Smoke Stack Repairs	1470		\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	Complete
Curwin Circle MA23 -1	Boiler Room Section Replacement	1470		\$29,095.00	\$0.00	\$29,095.00	\$29,095.00	Complete
Curwin Circle MA23 -1	Fan Installation	1470		\$0.00	\$7,800.00	\$7,800.00	\$7,800.00	Complete
Curwin Circle MA23 -1	Administration Building	1470		\$0.00	\$5,845.00	\$5,845.00	\$5,845.00	Complete
Wall Plaza MA23 -2	New 504 Accessible Administration Bldg.	1470		\$340,000.00	(\$10,084.24)	\$329,915.76	\$329,915.76	Complete
	TOTALS			\$802,543.00	\$0.00	\$802,543.00	\$802,543.00	

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

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Program No: MA06-P023-705-97 Replacement Housing Factor No:	Federal FY of Grant: 1997

DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
MA23-1CurwinCircle	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
MA23-2WallPl aza	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
<u>Management Improvements</u>							
TechnicalAssistancefor CGPAdministrationand PlanUpdating	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
PHMAPAssistance	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
HousingInspectionand Admissions	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
VacancyTurnaround Improvements	N/A	06/30/99	06/30/99	N/A	12/30/00	12/30/00	Complete
OperationBo otstrap	N/A	06/30/99	06/30/99	N/A	12/30/00	12/30/00	Complete
MaintenanceVacancy TurnaroundSpecialists	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
EconomicDevelopment (FIC)	12/30/99	N/A	N/A	12/30/00	N/A	N/A	Postponed
DrugPreventio nTask Force/YouthTherapy	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
SummerYouthProgram	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
MasterPlan/HOPEVI Consultant	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
TechnicalAssistance ManagerHOPEVI	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
Apprentice/Cycle PaintingProgram	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete
Administration							
Administration	12/30/99	06/30/99	06/30/99	12/30/00	12/30/00	12/30/00	Complete

AnnualStatement/PerformanceandEvaluationReport		
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary		
PHAName: LynnHousi ngAuthority	GrantTypeandNumberCapitalFundGrantNo. CapitalFundProgramGrantNo:MA06 -P023-706-98 ReplacementHousingFactorGrantNo:	FederalFYofGrant:1998
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:1)		
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 09/30/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport		

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	\$199,900.00	(\$58,328.42)	\$141,571.58	\$141,571.57
4	1410 Administration	\$82,078.00	\$0.00	\$82,078.00	\$82,078.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$126,500.00	\$7,608.68	\$134,108.68	\$134,108.69
8	1440 Site Acquisition				
9	1450 Site Improvement	\$279,142.00	\$48,403.94	\$327,545.94	\$327,545.14
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$41,757.00	(\$14,491.40)	\$27,265.60	\$27,265.60
13	1475 Nondwelling Equipment	\$92,000.00	\$16,807.20	\$108,807.20	\$108,808.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 -20)	\$821,377.00	\$0.00	\$821,377.00	\$821,377.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$228,899.00	\$55,094.14	\$283,993.14	\$283,993.14
24	Amount of line 21 Related to Security — Soft Costs	\$15,000.00	(\$7,736.56)	\$7,263.44	\$7,263.44
25	Amount of Line 21 Related to Security — Hard Costs	\$90,000.00	\$325.00	\$90,324.20	\$90,325.00
26	Amount of line 21 Related to Energy Conservation Measures	\$82,000.00	(\$4,549.53)	\$77,450.47	\$77,450.47

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAN Name: Lynn Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06 -P023-706-98 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998	
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-706-98 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
	Technical Assistance for CGP & Mod	1408		\$26,000.00	(\$16,520.00)	\$9,480.00	\$9,480.00	Complete
	PHMAP Vacancy Turnover, Work Orders, MIS	1408		\$30,500.00	(\$19,175.49)	\$11,324.51	\$11,324.51	Complete
	Housing Code and Annual Inspections	1408		\$46,400.00	\$0.00	\$46,400.00	\$46,400.00	Complete
	Computer Upgrade	1408		\$10,000.00	(\$5,961.37)	\$4,038.63	\$4,038.63	Complete
	Training-Purchasing	1408		\$2,000.00	(\$2,000.00)	\$0.00	\$0.00	
	Master Plan Curwin Circle	1408		\$50,000.00	(\$50,000.00)	\$0.00	\$0.00	
	HOPEVID Development Consultant	1408		\$20,000.00	(\$19,745.00)	\$255.00	\$255.00	Complete
	Drug Task Force	1408		\$15,000.00	(\$7,736.56)	\$7,263.44	\$7,262.90	Complete
	Summer Youth Program	1408		\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	Complete
	Operation Bootstrap	1408		\$0.00	\$11,050.00	\$11,050.00	\$11,050.00	Complete
	Bilingual Application/Intake & Screening	1408		\$0.00	\$18,000.00	\$18,000.00	\$18,000.00	Complete
	Boys Club at Curwin Circle MA23-1	1408		\$0.00	\$20,000.00	\$20,000.00	\$20,000.00	Complete
	Evacuation Plan	1408		\$0.00	\$3,760.00	\$3,760.00	\$3,760.00	Complete
	Administration							
	Administration	1410		\$82,078.00	\$0.00	\$82,078.00	\$82,078.00	Complete

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

PHAName: LynnHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:MA06 -P023-706-98 ReplacementHousingFactorGrantNo:				FederalFYofGrant:1998		
DevelopmentNo. Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCo st		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>FeesandCost</u>							
CurwinCircleMA23 -1	SiteWaterProblem	1430		\$40,000.00	\$5,179.40	\$45,179.40	\$45,179.40	Complete
CurwinCircleMA23 -1	RemovalofOldOilTank	1430		\$15,000.00	(\$15,000.00)	\$0.00	\$0.00	
CurwinCircleMA23 -1	BoilerTankAsbestosRemoval	1430		\$1,500.00	(\$1,500.00)	\$0.00	\$0.00	
WallPlazaMA23 -2	CommonArea&UnitAccessibilityImprov.	1430		\$30,000.00	(\$30,000.00)	\$0.00	\$0.00	
WallPlazaMA23 -2	ExteriorWaterPenetration	1430		\$30,000.00	\$28,642.29	\$58,642.29	\$58,642.29	Complete
WallPlazaMA23 -2	MailBoxes	1430		\$5,000.00	(\$5,000.00)	\$0.00	\$0.00	
WallPlazaMA23 -2	Sidewalks	1430		\$5,000.00	\$20,586.99	\$25,586.99	\$25,587.00	Complete
WallPlazaMA23 -2	New504AccessibleAdministrationBldg.	1430		\$0.00	\$4,700.00	\$4,700.00	\$4,700.00	Complete
	SiteImprovement							
CurwinCircleMA23 -1	CommonArea&SidewalkAccessImprov.	1450		\$72,730.00	(\$72,730.00)	\$0.00	\$0.00	
CurwinCircleMA23 -1	LongTermHeatingModernization	1450		\$50,000.00	\$4,332.47	\$54,332.47	\$54,332.47	Complete
CurwinCircleMA23 -1	Re-routingofUtilitiesduetoDemolition	1450		\$40,000.00	(\$29,448.08)	\$10,551.92	\$10,551.92	Complete
WallPlazaMA23 -2	SidewalkAccessibilityImprovements	1450		\$86,412.00	\$144,663.55	\$231,075.55	\$231,074.75	Complete
WallPlazaMA23 -2	IrrigationSystem(NewAdmin.Building)	1450		\$30,000.00	\$1,586.00	\$31,586.00	\$31,586.00	Complete

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages								
PHAName: LynnHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: MA06-P023-706-98 ReplacementHousingFactorGrantNo:				FederalFYofGrant:1998		
DevelopmentNo.	GeneralDescriptionofMajorWork	Dev.Acct	Quantity	TotalEstimatedCost	TotalActualCost	Statusof		

Name/HA-Wide Activities	Categories	No.		Original	Revised	Funds Obligated	Funds Expended	Work
	Non-DwellingStructure							
CurwinCircleMA23 -1	BoilerRoomAsbestosRemoval	1470		\$7,000.00	(\$2,365.00)	\$4,635.00	\$4,635.00	Complete
WallPlazaMA23 -2	NewAdministrationBuilding AccessibilityImprovement	1470		\$34,757.00	(\$12,126.40)	\$22,630.60	\$22,630.60	Complete
	Non-DwellingEquipment							
CurwinCircleMA23 -1	WaterGauge#1	1475		\$1,000.00	(\$1,000.00)	\$0.00	\$0.00	
CurwinCircleMA23 -1	WaterGauge#2	1475		\$1,000.00	(\$1,000.00)	\$0.00	\$0.00	
CurwinCircleMA23 -1	BoilerRepairs	1475		\$0.00	\$18,483.00	\$18,483.00	\$18,483.00	Complete
WallPlazaMA23 -2	Telephone&SecuritySystem(New Bldg.)	1475		\$90,000.00	\$324.20	\$90,324.20	\$90,325.00	Complete
	TOTAL			\$821,377.00	\$0.00	\$821,377.80	\$821,377.81	

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPR HF) PartIII:ImplementationSchedule							
PHAName: LynnHousingAuthority		GrantTypeandNumber CapitalFundProgramNo: MA06-P023-706-98 ReplacementHousingFactorNo:				FederalFYofGrant: 1998	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
MA23-1CurwinCircle	9/30/00			9/30/01			Complete
MA23-2WallPlaza	9/30/00			9/30/01			Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPR HF)

Part III: Implementation Schedule

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program No: MA06-P023-706-98 Replacement Housing Factor No:					Federal FY of Grant: 1998
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements							
Technical Assistance for CGP and Mod	9/30/00			9/30/01			Complete
PHMAP Vacancy Turnover, Work Orders, MIS	9/30/00			9/30/01			Complete
Housing Code and Annual Inspections	9/30/00			9/30/01			Complete
Computer Upgrade	9/30/00			9/30/01			Complete
Training-Purchasing	9/30/00			9/30/01			Complete
Master Plan Curwin Circle	9/30/00			9/30/01			Complete
HOPEVI Development Consultant	9/30/00			9/30/01			Complete
Drug Task Force	9/30/00			9/30/01			Complete
Summer Youth Program							
Operation Bootstrap							Complete
Bilingual Application/Intake & Screening							Complete
Boys Club at Curwin Circle MA23 -1							Complete
Evacuation							Complete
Administration							
Administration	9/30/00			9/30/01			Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Grant No. Capital Fund Program Grant No: MA06 -P023-707-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$187,152.00	(\$10,000.00)	\$177,152.00	\$106,548.79
4	1410 Administration	\$93,576.00	\$0.00	\$93,576.00	\$93,576.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,500.00	\$0.00	\$20,500.00	\$5,550.72
8	1440 Site Acquisition				
9	1450 Site Improvement	\$136,133.00	\$0.00	\$136,133.00	\$17,730.25
10	1460 Dwelling Structures	\$287,800.00	\$109,633.91	\$397,433.91	\$81,500.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	\$210,000.00	(\$99,633.91)	\$110,366.09	\$100,366.09
13	1475 Non Dwelling Equipment	\$600.00	\$0.00	\$600.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$935,761.00	\$0.00	\$935,761.00	\$405,271.85
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$292,433.00	\$50,000.00	\$17,730.25	\$17,730.25
24	Amount of line 21 Related to Security – Soft Costs			\$25,467.20	\$25,467.20
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$142,100.00	\$55,317.00	\$197,417.00	\$187,417.00

*Note: P&E reflects cost incurred through September 2001. Funds were drawn down from LOCCS in October 2001.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-707-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
	Technical Assistance for CGP & Mod.	1408		\$10,000.00	(\$5,000.00)	\$5,000.00	0.00	
	Vacancy Turnaround	1408		\$25,753.00	\$0.00	\$25,753.00	\$14,160.67	In Progress
	Bilingual Application & Intake Services	1408		\$22,389.00	\$0.00	\$22,389.00	\$10,706.72	In Progress
	Computer Upgrade	1408		\$20,000.00	(\$11,219.20)	\$8,780.80	\$1,985.00	In Progress
	Update Purchasing Procedures	1408		\$2,000.00	(\$2,000.00)	\$0.00	\$0.00	
	HOPEVID Development Consultant	1408		\$25,000.00	\$0.00	\$25,000.00	\$0.00	
	Summer Youth	1408		\$15,000.00	\$132.00	\$15,132.00	\$15,132.00	Complete
	Update Accounting Procedures	1408		\$7,000.00	(\$7,000.00)	\$0.00	\$0.00	
	Drug Task Force	1408		\$12,000.00	\$0.00	\$12,000.00	\$1,467.20	In Progress
	Family Investment Center	1408		\$17,010.00	\$1,087.20	\$18,097.20	\$18,097.20	Complete
	GAAP Training	1408		\$5,000.00	(\$5,000.00)	\$0.00	\$0.00	
	Training for Housing Staff	1408		\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	Complete
	Security Services at Wall Plaza	1408		\$24,000.00	\$0.00	\$24,000.00	\$24,000.00	Complete
	Work Force at Curwin Circle	1408		\$0.00	\$19,000.00	\$19,000.00	\$19,000.00	Complete
	Administration							
	Administration	1410		\$93,576.00	\$0.00	\$93,576.00	\$93,576.00	Complete

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-707-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Fees and Costs</u>							
Curwin Circle MA23 -1	Oil Tank	1430		\$10,000.00	\$0.00	\$10,000.00	\$0.00	
Curwin Circle MA23 -1	Mgmt. Office & Community Room Window	1430		\$3,000.00	\$0.00	\$3,000.00	\$0.00	
Curwin Circle MA23 -1	Boiler Room Repairs	1430		\$7,500.00	\$0.00	\$7,500.00	\$5,550.72	In Progress
	Site Improvement							
Curwin Circle MA23 -1	Site Drainage	1450		\$100,000.00	(\$100,000.00)	\$0.00	\$0.00	
Wall Plaza MA23 -2	Sidewalk Accessibility Improvements	1450		\$36,133.00	\$100,000.00	\$136,133.00	\$17,730.25	In Progress
	Dwelling Structure							
Curwin Circle MA23 -1	Construction of 3 Accessible Units	1460		\$206,300.00	\$0.00	\$206,300.00	\$0.00	
Curwin Circle MA23 -1	Heating & Hot Water Improvements	1460		\$81,500.00	\$0.00	\$81,500.00	\$81,500.00	Complete
Curwin Circle MA23 -1	Renovations 106 -120 Curwin Circle	1460		\$0.00	\$109,633.91	\$109,633.91	\$0.00	
	Non Dwelling Structures							
Curwin Circle MA23 -1	Emergency Heating Repairs	1470		\$50,000.00	\$50,366.09	\$100,366.09	\$100,366.09	Complete
Curwin Circle MA23 -1	Oil Tank Removal and Installation	1470		\$100,000.00	(\$100,000.00)	\$0.00	\$0.00	
Curwin Circle MA23 -1	Mgmt. Office & Community Room Window	1470		\$10,000.00	\$0.00	\$10,000.00	\$0.00	
Wall Plaza MA23 -2	Accessibility Improv. In Common Areas	1470		\$50,000.00	(\$50,000.00)	\$0.00	\$0.00	
	Non Dwelling Equipment							
Wall Plaza MA23 -2	Backflow Preventer	1475		\$600.00	\$0.00	\$600.00	\$0.00	

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program No: MA06-P023-707-99 Replacement Housing Factor No:				Federal FY of Grant: 1999	
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	
MA23-1 Curwin Circle	9/30/01			9/30/02			In Progress
MA23-2 Wall Plaza	9/30/01			9/30/02			In Progress
<u>Management Improvements</u>							
Technical Assistance CGP and Mod	9/30/01			9/30/02			In Progress
Vacancy Turnaround	9/30/01			9/30/02			In Progress
Bilingual Application and Intake Services	9/30/01			9/30/02			In Progress
Computer Upgrade	9/30/01			9/30/02			In Progress
Update Purchasing Procedures	9/30/01			9/30/02			
HOPEVID Development Consultant	9/30/01			9/30/02			In Progress
Summer Youth	9/30/01			9/30/02			Complete
Update Accounting Procedures	9/30/01			9/30/02			
Drug Task Force	9/30/01			9/30/02			In Progress
Family Investment Center	9/30/01			9/30/02			Complete
GAAP Training	9/30/01			9/30/02			
Training for Housing Staff	9/30/01			9/30/02			Complete
Security Services at Wall Plaza	9/30/01			9/30/02			Complete
Work Force at Curwin Circle							Complete
Administration							
Administration	9/30/01			9/30/02			Complete

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

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Grant No. Capital Fund Program Grant No: MA06 -P023-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$187,152.00	\$0.00	\$42,413.70	\$42,413.70
4	1410 Administration	\$89,178.00	\$0.00	\$86,509.30	\$86,509.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$17,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$386,207.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$112,251.00	\$0.00	\$70,603.99	\$70,603.99
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$891,788.00	\$0.00	\$199,526.99	\$199,526.99
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$200,000.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$6,000.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$17,500.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$96,233.00	\$0.00	\$70,603.99	\$70,603.99

*Note: P & E reflects cost incurred through September 2001. Funds were drawn down from LOCCS in October 2001.

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

PHANa me: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
	Technical Assistance CFP and Mod	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	PHMAP Va cancy Turnover	1408		\$33,000.00	\$0.00	\$0.00	\$0.00	
	Bilingual Application & Intake Services	1408		\$29,395.00	\$0.00	\$0.00	\$0.00	
	Computer Upgrade	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	Complete
	Summer Youth	1408		\$17,850.00	\$0.00	\$17,850.51	\$17,850.51	
	Drug Task Force	1408		\$6,000.00	\$0.00	\$0.00	\$0.00	In Progress
	Family Investment Center	1408		\$30,257.00	\$0.00	\$6,898.94	\$6,898.94	
	Resident Landscaping	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Agency Plans (QHWRA)	1408		\$7,500.00	\$0.00	\$0.00	\$0.00	
	Boy's Club at Curwin Circle MA23 -1	1408		\$20,000.00	\$0.00	\$14,000.00	\$14,000.00	In Progress
	Work Force Program at Curwin Circle	1408		\$7,000.00	\$0.00	\$3,664.25	\$3,664.25	In Progress
	Bilingual Neighborhood Services Intake	1408		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training (Spanish)	1408		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Administration							
	Administration	1410		\$89,178.00		\$86,509.30	\$86,509.30	In Progress

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

PHAName: LynnHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:MA06 -P023-501-00 ReplacementHousingFactorGrantNo:				FederalFYofGrant:2000		
DevelopmentNo. Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>FeesandCosts</u>							
WallPlazaMA23 -2	AsbestosRemoval	1430		\$5,000.00	\$0.00	\$0.00	\$0.00	
WallPlazaMA23 -2	TrashCompactor	1430		\$12,000.00	\$0.00	\$0.00	\$0.00	
	SiteImprovement							
CurwinCircleMA23 -1	SiteDrainage	1450		\$100,000.00	\$0.00	\$0.00	\$0.00	
	DwellingStructure							
WallPlazaMA23 -2	BuildingEnvelopeRepairs	1460		\$186,207.00	\$0.00	\$0.00	\$0.00	
WallPlazaMA23 -2	AccessibleUnitConstruction	1460		\$200,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$782,387.00	\$0.00	\$128,923.00	\$128,923.00	

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages		
PHAName: LynnHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo:MA06 -P023-501-00 ReplacementHousingFactorGrantNo:	FederalFYofGrant:2000

DevelopmentNo. Name/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	NondwellingStructures							
CurwinCircleMA23 -1	EmergencyHeat	1470		\$80,723.00	\$0.00	\$70,603.99	\$70,603.99	InProgress
WallPlazaMA23 -2	AsbestosRemoval(BoilerRoom)	1470		\$10,500.00	\$0.00	\$0.00	\$0.00	
WallPlazaMA23 -2	IntercomReplacement	1470		\$17,500.00	\$0.00	\$0.00	\$0.00	
WallPlazaMA23 -2	GarageDoorReplacement	1470		\$3,528.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$779,537.00	\$0.00	\$128,923.00	\$128,923.00	
	TOTAL			\$891,788.00	\$0.00	\$199,526.99	\$199,526.99	

AnnualStatement/PerformanceandEvaluationReport							
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)							
PartIII:ImplementationSchedule							
PHAName: LynnHousingAuthority		GrantTypeandNumber CapitalFundProgramNo: MA06-P023-501-00 ReplacementHousingFactorNo:				FederalFYofGrant: 2000	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEnding Date)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program No: MA06-P023-501-00 Replacement Housing Factor No:				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	
MA23-1 Curwin Circle	9/30/02			9/30/03			In Progress
MA23-2 Wall Plaza	9/30/02			9/30/03			
Management Improvements							
Technical Assistance CFP and Mod	9/30/02			9/30/03			
PHMAP Vacancy Turnover	9/30/02			9/30/03			
Bilingual Application & Intake Services	9/30/02			9/30/03			
Computer Upgrade	9/30/02			9/30/03			
Summer Youth	9/30/02			9/30/03			Complete
Drug Task Force	9/30/02			9/30/03			
Family Investment Center	9/30/02			9/30/03			In Progress
Resident Landscaping	9/30/02			9/30/03			
Agency Plans (QHWRA)	9/30/02			9/30/03			
Boy's Club at Curwin Circle MA23 -1	9/30/02			9/30/03			In Progress
Work Force Program at Curwin Circle	9/30/02			9/30/03			In Progress
Bilingual Neighborhood Services Intake	9/30/02			9/30/03			
Staff Training (Spanish)	9/30/02			9/30/03			
Administration							
Administration	9/30/02			9/30/03			

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

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Grant No. Capital Fund Program Grant No: MA06 -P023-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: (1))
 Performance and Evaluation Report for Period Ending: 09/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$149,152.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$91,001.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$113,648.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$441,209.00	\$0.00	\$3,105.00	\$3,105.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$100,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$910,010.00	\$0.00	\$3,105.00	\$3,105.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$100,000.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$32,000.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$113,648.00	\$0.00	\$0.00	\$0.00

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
	Computer Upgrade	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Drug Task Force	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Elderly Programs	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Family Investment Center	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Resident Landscaping & Summer Youth	1408		\$30,000.00	\$0.00	\$0.00	\$0.00	
	Curwin Circle Consultant	1408		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Security at Wall Plaza	1408		\$32,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training	1408		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Technical Assistance Capital Fund	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Work Force Program at Curwin Circle	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Youth Programs	1408		\$5,152.00	\$0.00	\$0.00	\$0.00	
	Administration	1410		\$91,001.00	\$0.00	\$0.00	\$0.00	
	Administration							

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06 -P023-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Fees and Costs</u>							
Curwin Circle MA23 -1	Roof Replacement	1430		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Site Improvement							
Curwin Circle MA23 -1	Emergency Heat	1450		\$113,648.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structure							
Curwin Circle MA23 -1	Carpet Installation	1460		\$41,209.00	\$0.00	\$3,105.00	\$3,105.00	In Progress
Curwin Circle MA23 -1	Phase I Roof Replacement	1460		\$300,000.00	\$0.00	\$0.00	\$0.00	
Curwin Circle MA23 -1	Common Area 504 Accessible	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structure							
Wall Plaza MA23 -2	Compactor Installation	1470		\$100,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$910,010.00	\$0.00	\$3,085.00	\$3,085.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program No: MA06-P023-501-01 Replacement Housing Factor No:				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	
MA23-1 Curwin Circle	9/30/03			9/30/04			In Progress
MA23-2 Wall Plaza	9/30/03			9/30/04			
<u>Management Improvements</u>							
Computer Upgrade	9/30/03			9/30/04			
Drug Task Force	9/30/03			9/30/04			
Elderly Programs	9/30/03			9/30/04			
Family Investment Center	9/30/03			9/30/04			
Resident Landscaping & Summer Youth	9/30/03			9/30/04			
Curwin Circle Consultant	9/30/03			9/30/04			
Security at Wall Plaza	9/30/03			9/30/04			
Staff Training	9/30/03			9/30/04			
Technical Assistance Capital Fund	9/30/03			9/30/04			
Work Force Program at Curwin Circle	9/30/03			9/30/04			
Youth Programs	9/30/03			9/30/04			
Administration							
Administration	9/30/03			9/30/04			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName :LynnHousing Authority				<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo: 1	
Development Number/Name/ HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2004	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementforYear5 FFYGrant:2006 PHAFY:2007
<i>23-1Curwin Circle</i>	See Annual Statement	\$457,547.00	\$350,216.00	\$522,717.00	\$496,872.00
23-2WallPlaza		\$253,310.00	\$360,641.00	\$188,140.00	\$213,985.00
HA-Wide		\$199,153.00	\$199,153.00	\$199,153.00	\$199,153.00
CFPFundsListed for5 -year planning		\$910,010.00	\$910,010.00	\$910,010.00	\$910,010.00
Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:2_ __ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: 3__ FFYGrant:2004 PHAFY:2005		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
S	<i>CurwinCircle23 -1</i>	<i>Heat/UtilityRepairs</i>	\$102,886.00	<i>CurwinCircle23 -1</i>	<i>Heat/UtilityRepairs</i>	\$130,216.00
ee		<i>Lighting</i>	\$30,000.00		<i>A/ESidewalks& InteriorWalkways</i>	\$100,000.00
Annual		StormDoors	\$25,000.00		<i>Totlot/Basketball Repairs</i>	\$20,000.00
Statement		SewerLineSeparation	\$299,661.00		StoveReplacement	\$100,000.00
		Subtotal	\$457,547.00		Subtotal	\$350,216.00
	WallPlaza23 -2	HeatreflectorSheets	\$10,000.00	WallPlaza23 -2	CommonHallFloor Replacement	\$282,331.00
		MailBoxReplacement	\$28,310.00		RadiatorValves	\$78,310.00
		DomesticWaterBooster	\$35,000.00		Subtotal	\$360,641.00
		RadiatorValve Replacement	\$180,000.00			
		Subtotal	\$253,310.00			
	HA-Wide	ComputerUpgrade	\$10,000.00	HA-Wide	ComputerUpgrade	\$10,000.00
		DrugTaskForce	\$10,000.00		DrugTaskForce	\$10,000.00
		ElderlyPrograms& Transportation	\$15,000.00		ElderlyPrograms& Transportation	\$15,000.00
		YouthPrograms	\$35,152.00		YouthPrograms	\$35,152.00
		Security&Training	\$34,000.00		Security&Training	\$34,000.00
		TechnicalAssistance	\$5,000.00		TechnicalAssistance	\$5,000.00
		Subtotal	\$109,152.00		Subtotal	\$109,152.00
	HA-Wide	Administration	\$90,001.00	HA-Wide	Administration	\$90,001.00
TotalCFPEstimatedCost			\$910,010.00			\$910,010.00

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear:_ 4 __ FFYGrant:2005 PHAFY:2006			ActivitiesforYear:_ 5 __ FFYGrant:2006 PHAFY:2007		
Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
<i>CurwinCircle23 -1</i>	<i>Heat/UtilityRepairs</i>	\$102,886.00	<i>CurwinCircle23 -1</i>	<i>Heat/UtilityRepairs</i>	\$102,886.00
	<i>Walkways</i>	\$319,831.00		<i>OilTankRemoval</i>	\$160,000.00
	Refrigerators	\$100,000.00		504Unit Construction	\$233,986.00
	Subtotal	\$522,717.00		Subtotal	\$496,872.00
WallPlaza23 -2	DrainS ystems	\$20,000.00	WallPlaza23 -2	504UnitConstruction	\$213,985.00
	EmergencyLights	\$168,140.00			
	Subtotal	\$188,140.00			
HA-Wide	ComputerUpgrade	\$10,000.00	HA-Wide	ComputerUpgrade	\$10,000.00
	DrugTaskForce	\$10,000.00		DrugTaskForce	\$10,000.00
	ElderlyPrograms& Transportation	\$15,000.00		ElderlyPrograms& Transportation	\$15,000.00
	YouthPrograms	\$35,152.00		YouthPrograms	\$35,152.00
	Security&Training	\$34,000.00		Security&Training	\$34,000.00
	TechnicalAssistance	\$5,000.00		TechnicalAssistance	\$5,000.00
	Subtotal	\$109,152.00		Subtotal	\$109,152.00
HA-Wide	Administration	\$90,001.00	HA-Wide	Administration	\$90,001.00
TotalCFPEstimatedCost		\$910,010.00			\$910,010.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Lynn Housing Authority	Grant Type and Number Capital Fund Grant No. Capital Fund Program Grant No: MA06-P023-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 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	\$147,813.00			
4	1410 Administration	\$91,001.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$62,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$102,886.00			
10	1460 Dwelling Structures	\$373,310.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$130,000.00			
13	1475 Nondwelling Equipment	\$3,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$910,010.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$32,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$205,886.00			

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

PHA Name: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06-P023-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Computer Upgrade	1408		\$10,000.00				
HA-Wide	Drug Task Force	1408		\$10,000.00				
HA-Wide	Elderly Programs	1408		\$5,000.00				
HA-Wide	Resident Landscaping	1408		\$30,000.00				
HA-Wide	Summer Youth	1408		\$13,661.00				
HA-Wide	Transportation	1408		\$10,000.00				
HA-Wide	Curwin Consultant	1408		\$15,000.00				
HA-Wide	Security	1408		\$32,000.00				
HA-Wide	Staff Training	1408		\$5,000.00				
HA-Wide	Technical Assistance Capital Fund	1408		\$5,000.00				
HA-Wide	Workforce	1408		\$10,000.00				
HA-Wide	Youth Programs	1408		\$5,152.00				
	Subtotal			\$147,813				

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

PHAName: Lynn Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06-P023-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
23-1 Curwin Circle	A/E Sewer Separator	1430		\$30,000.00				
	A/E Boiler Repair	1430		\$20,000.00				
	Heat/Utility Repairs	1450		\$102,886.00				
	Basement Fans	1460		\$4,000.00				
	Bathroom Tub Surrounds	1460		\$7,000.00				
	Roof Replacement Phase I	1460		\$300,000.00				
	Drip Pans	1460		\$11,000.00				
	Storm Doors	1460		\$51,310.00				
	Boiler Repair	1470		\$100,000.00				
	Refactor Boiler	1475		\$3,000.00				
	Subtotal			\$629,196.00				

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

PHAName: LYNNHOUSINGAUTH.		Grant Type and Number Capital Fund Program No: MA06-P023-501-02 Replacement Housing Factor No:					Federal FY of Grant: 2002	
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		
Curwin Circle 23 -1	06/30/04			06/30/05				
Wall Plaza 23 -2	06/30/04			06/30/05				
Authority-wide	06/30/04			06/30/05				