

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHAName: Nashua Housing Authority

PHANumber: NH002

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

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 2002 -2006
 [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.

x The NHA's mission is: The Nashua Housing Authority is committed to providing excellence in the management of the Authority by providing quality affordable housing and programs that empower residents to achieve upward mobility as originally intended under the Public Housing Program.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs 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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target such as: numbers of families served or PHAS 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.

x PHA Goal: Expand the supply of assisted housing
 Objectives:

x Apply for additional rental vouchers: Fair Share Vouchers

Reduce public housing vacancies:

x Leverage private or other public funds to create additional housing opportunities: Utilizing LIHTCs and local banks

x Acquire or build units or developments

Other (list below)

x PHA Goal: Improve the quality of assisted housing
 Objectives:

x Improve public housing management: (PHAS score)

x Improve voucher management: (SEMAP score)

x Increase customer satisfaction:

x Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- x Renovate or modernize public housing units through the Capital Fund Program
 - x Demolish or dispose of obsolete public housing:
 - x Provide replacement public housing through private or public funds
 - Provide replacement vouchers:
 - x Other: (list below) NHA plan to renovate 24 units at the Bronstein development to provide educational opportunities for its residents by working with a local college.
- x PHA Goal: Increase assisted housing choices
- Objectives:
- x Provide voucher mobility counseling:
 - x Conduct outreach effort to potential voucher landlords
 - x Increase voucher payment standards
 - x Implement voucher homeownership program:
 - x Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - x Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- x PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - x Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - x Implement public housing security improvements as per residents surveys
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- x Provide or attract supportive services to improve assistance recipients' employability:
- x Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- x Other: (list below) Provide improved social services, educational opportunities for families and seniors.

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

x PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

Selectwhich typeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesethePHAhasincludedintheAnnualPlan.

TheNashuaHousingAuthority(NHA)compileditsAnnualPlaninaccordancewithboththeQuality HousingWorkResponsibilityAct(QHWRA)of1998,Section511, andguidanceprovidedbytheU.S. DepartmentofHousingandUrbanDevelopment(HUD)duringthepas tyear.

TheNHABoardofCommissionersprescribedtheAuthority'sMissionStatementin1987.TheMission StatementsetstheAuthority'sgoalsandobjectives.TheResidentAdvisoryBoard(RAB)hasreviewed thegoalsandobjectives.Thegoalsandobjectivesareavailableforpublicreview.

TheAuthorityplacedtwoadvertisementsinthelocalnewspaperdeclaringtheavailabilityoftheAgency Planforreviewandcommentbythegeneralpublicandinterestedparties.

TheRABwasformedbytheAuthority's solicitingparticipationfromallpublichousingandSection8 households.TheRABformedpreviouslycontinuestoserve.Whilesomemembersnolonger participate,bothsubsidizedprogramsareequitablyrepresented.TheNHAwillalwaysinvite the ResidentCommissionertoparticipateontheRAB.

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

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- A Brief Statement of Progress in Meeting 5 Year Plan Mission and Goals (nh002a01)
- B Admissions Policy for Deconcentration; (nh002b01)
- C Voluntary Conversion Required Initial Assessment (nh002c01)
- D Pet Policy for elderly and family developments (nh002d01)
- E Membership of Resident Advisory Board; (nh002e01)
- F Resident Advisory Board Recommendations (must be attached if not included in PHA Plan text) (nh002f01)
- G Resident Membership on Board of Commissioners (nh002g01)

H Definition of Substantial Deviation and Significant Amendment (nh002h01)

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- I PHA Management Organizational Chart; (nh002i01)
 J FY2002 Capital Fund Program Performance Reports and Annual Statement; (nh002j01)
 K FY2002 Capital Fund Program 5 Year Action Plan; (nh002k01)
 L Public Housing Drug Elimination Program (PHDEP) Plan; (nh002l01)
 Other (List below, providing each attachment name)

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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	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
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications 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</i> ; <i>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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget /Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable	Annual Plan: Conversion of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Community Service Requirements	Annual Plan - Community Service)

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	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	1118	5	5	3	N/A	4	5
Income > 30% but ≤ 50% of AMI	1113	5	5	3	N/A	4	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI	960	5	5	3	N/A	4	5
Elderly	1092	5	5	3	N/A	4	5
Families with Disabilities	485	5	5	3	N/A	4	5
Race/Ethnicity	1006	5	5	3	N/A	4	5
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: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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 - wide waiting list administered by the PHA.** PHAs 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			
<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	926		119

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	748	81	N/A
Very low income (>30% but <=50% AMI)	N/A		N/A
Low income (>50% but <80% AMI)	178	19	N/A
Families with children	562	61	N/A
Elderly families	79	8	N/A
Families with Disabilities	245	26	N/A
white/Hispanic	218	24	N/A
white/Non	707	76	N/A
black/Hispanic	16	2	N/A
black/Non	52	6	N/A
American Ind./Alaskan/His. 00%		/ American Ind./Non. 71%	
Asian Pacific Isl./His. 00%/Asian Pac. Isl. Non 141%			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	346	37	62
2BR	389	42	25
3BR	166	18	21
4BR	21	2%	11
5BR	4	1%	0
5+BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year? <input 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 type="checkbox"/> 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 alleligible populations

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

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 -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)

State the housing needs of the families on the PHA's waiting list/s **. Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHAs 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 checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> 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	716		60

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	517	72	N/A
Very low income (>30% but <=50% AMI)	199	28	N/A
Low income (>50% but <80% AMI)	0	0	N/A
Families with children	464	65	N/A
Elderly families	35	5	N/A
Families with Disabilities	178	25	N/A
white/Hispanic	154	21	N/A
white/Non	489	68	N/A
black/Hispanic	6	1	N/A
black/Non	38	5	N/A
American Ind./Alaskan/His. 41%		/ American Ind./Non. 41%	
Asian Pacific Isl./His. 30%/Asian Pac. Isl. Non 81%			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year?			<input 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 type="checkbox"/> 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: Section 8 Program

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
- x Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- x Maintain or increase section 8 lease -uprates 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
- x Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- x Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- x 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

- x Apply for additional section 8 units should they become available
- x Leverage affordable housing resources in the community through the creation of mixed -finance housing
- x 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

- x Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- x 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
- x Adopt rent policies to support and encourage work
- Other: (list below)

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
- x Adopt rent policies to support and encourage work
- Other: (list below)

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
- x Apply for special purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

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

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 at 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

[24 CFR 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 supportives services, Section 8 tenant -based assistance, Section 8 supportives services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)	*PFS not used, paperwork not available	
a) Public Housing Operating Fund	809,429*(see above)	PH Operations
b) Public Housing Capital Fund	1,064,458	PH modernization
c) HOPEVI Revitalization	0	N/A
d) HOPEVI Demolition	0	N/A
e) Annual Contributions for Section 8 Tenant -Based Assistance	4,642,082	Tenant based assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	162,648	PH supportives services
g) Resident Opportunity and Self - Sufficiency Grants	0	N/A
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
Other Federal Grants (list below)		
	0	N/A
2. Prior Year Federal Grants (unobligated funds only) (list below)		
N/A	0	N/A
3. Public Housing Dwelling Rental Income	2,240,631	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
excess utilities	14,000	PHA Operations
non-dwelling rentals	11,700	PHA Operations
interest on investment income	69,620	PHA Operations
other income	24,000	PHA Operations
4. Non-federal sources (list below)		
Total resources	8,875,920	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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: (predicated on projected vacancies)
- When families are within a certain time of being offered a unit: (predicated on project vacancies)
- Other: (describe)

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 an NCIC 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)

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?

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 HUD-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?

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)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom 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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: One vacancy out of every five is offered for transfer.

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 (Displaced due to fire, disaster, government action. Displacement due to HUD disposition of a multi-family project. Through no fault of your own.)
- 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
- x Residents who live and/or work in the 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Displaced because of fire, disaster, government action. Displacement due to HUD disposition of multi-family projects. Through no fault of your own)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the 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. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA -resident lease
- The PHA's Admissions and (Continued) Occupancy Policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes x 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 next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

Development Name	Number of Units	Explanation (if any)	Deconcentration Policy (if no explain)

c. 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?

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

- Additionalaffirmativemarketing
- Actionstoimprovetheabilityofcertaindevelopments
- Adoptionoradjustmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencourageconcentrationofpovertyand income-mixing
- Other(listbelow)

e. 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: PHAs 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) present landlord address, with participant's release, the landlord may look at the file.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting lists 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 -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(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: The rental market is very tight in the Nashua area. Participants must show that they have made a good faith effort in looking. A written search sheet is required for extensions. Up to two 30 -day extensions of time may be allowed.

(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 (Displaced because of fire, disaster, government action. Displacement due to HUD disposition of multifamily projects. Through no fault of your own).
- 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
- 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)

3. If the PHA will employ admission 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.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Displaced because of fire, disaster, government action. Displacement due to HUD disposition of multifamily projects. Through no fault of your own).
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

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)

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 plan to 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 preference 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 do est the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below) Notices mailed to waiting list applicants, and notices mailed to special interest groups pertinent to the targeted assistance.

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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---

x The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes x No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list the es policies below : **N/A**

c. Rents set at less than 30% than adjusted income

1. x Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2.If yesto above, list the amounts or percentages charged and the circumstances under which these will be used below: Flat Rents

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
- x Other (describe below) Flat Rents

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
- x No

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

- 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 spaces that best describe how you arrive at ceiling rents (select all that apply) N/A

- 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 review determinations:

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 a threshold amount or percentage: (if selected, specify threshold) _
- Other (list below) An increase will only be processed if it results in the resident's present rent being increased by 30 percent or more.

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.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) Payment Standards

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **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) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
100% of FMR
- x Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstance below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) N/A

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- x FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- x Reflects market or submarket
- x To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- x Annually
- Other (list below)

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

- x Success rates of assisted families
- x Rent burden of assisted families
- Other (list below)

(2) Minimum Rent

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

- x \$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. (nh002d01)
- 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	662	100
Section 8 Vouchers	680	85
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	SRO 40	3
Public Housing Drug Elimination Program (PHDEP)	Families/people=1323 662 units	0
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) Bylaws; Public Housing Admissions and Occupancy Policy including Residential Lease Agreement; Grievance Procedure; Maintenance Procedures; Pet Policy; Security Deposit Policy; Transfer Policy; FH and Equal Opportunity Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug -free Workplace; Temporary Alternate Duty Policy.

(2) Section 8 Management: (list below) Section 8 Administrative Plan; FSS Action Plan; Equal Opportunity Plan; Rent Reasonableness Procedure; FH and Equal Opportunity Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug -free Workplace; Temporary Alternate Duty Policy.

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 x 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)

- x PHA main administrative office
 PHA development management offices

Other(listbelow)

B. Section 8 Tenant -Based Assistance

1. x Yes No: Has the PHA established informal review procedures for applicants 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 24CFR982?

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)

x PHA main administrative office

Other(listbelow)

7. Capital Improvement Needs

[24CFR 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: PHAs 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.

Performance and evaluation reports are attached and referenced on page 45, attachments.

Select one:

x The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (nh002b01etal)

-or-

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

(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 Form 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 (nh002b01 et al)

or

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

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 fixed-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:

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 on 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 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	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> 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. Assessment of Reasonable Revitalization Pursuant to Section 202 of the FY1996 HUD Appropriations Act eHUD

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 as 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.)	o
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)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 x 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. x 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: The NHA is reviewing the regulations in order to be able to create a viable program.

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: To be determined at a later date.

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(1)]

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 supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

The NHA has submitted the Cooperative Agreement to the Department of Health and Human Services to sign. The Department has been reluctant to do so saying they already cooperate with the NHA and do not need to sign the Agreement. The State Department of Health and Human Services has had the Agreement from the NHA for a number of months.

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 programstoel igible 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 programsto 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	Access (development office/	Eligibility (public housing or

		(waiting list/random selection/specific criteria/other)	PHAMainoffice/ otherprovidername)	section8 participantsor both)
FamilySelf -Sufficiency	30	Sec.8 Participants	PHAMainoffice	Sec.8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 05/01/02)
Public Housing	N/A	N/A
Section 8	29	29

b. x 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 plan to take to achieve at least the minimum program size?
 If no, list steps the PHA will take below:
 32 Full participation was met on October 1, 1999
 15 Program Participants have met their program goals and graduated off the program

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)
- x Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - x Informing residents of new policy on admission and reexamination

- x Actively notifying residents of new policy at times in addition to admission and reexamination.
- x Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- x 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

13. PHA Safety and Crime Prevention Measures

[24 CFR 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
- x Residents fearful for their safety and/or the safety of their children
- x Observed lower -level crime, vandalism and/or graffiti
- x People on waiting list unwilling to move into one or more developments due to perceived and/or actual level 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).

- x Safety and security survey of residents
- x 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
- x Resident reports
- x PHA employee reports

- x Policereports
- x Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describewhatbelow)

3.Whichdevelopmentsaremostaffected?(listbelow)BronsteinApartments, MaynardHomes, VaggeVillage,SullivanTerracesNorthandSouth,Ledge Street

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplansto undertake:(selectallthatapply)

- x Contractingwithoutsideand/orresidentorganizationsforthe provisionof crime-and/drug -preventionactivities
- x CrimePreventionThroughEnvironmentalDesign
- x Activitiestargetedtoat -riskyouth,adults,orse niors
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describewhatbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)BronsteinApartments,Ledge Street,MaynardHomes,VaggeVillage,SullivanTerracesNorthandSouth, TempleStreet,ArelManor

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- x Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- x Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- x Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- x Policeregularlytestifyinandotherwisesupportevictioncases
- x PoliceregularlymeetwiththePHAmangementandresidents
- x AgreementbetweenPHAandlocallawenforcementagencyforprovis ionof above-baselinelawenforcementservices

Other activities (list below) Public Housing Drug Elimination Program/Security Details

2. Which developments are most affected? (list below) Bronstein Apartments, Ledge Street, Maynard Homes, Vagge Village, Sullivan Terraces North and South, Temple Street, Arel Manor

D. Additional information as required by PHDEP/PHDEP Plan

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

PROGRAM HAS BEEN ELIMINATED

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

Yes x No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?

Yes x No: This PHDEP Plan is an Attachment. (See Attachment: nh002101)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

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. x 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. x Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes x No: Were there any findings as the result of that audit?

4. Yes x 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? N/A 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 at Attachment (nh002f01)
- 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)

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 the 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) Candidates submit names to the NHA and discuss their interest with the NHA. Candidates' names are submitted to the Mayor and Aldermen who interview the candidates and make a decision.

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) n/a

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- 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 Nashua, NH

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- x ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- x ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- x ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)
- Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)Bysupportinghomeownership programsthatbenefitNHAsidents;bysupportingandfundingthe developmentofnonprofitrentalhousing.TheCityofNashuaoperates neighborhoodhousingimprovementprogramsinarearoundsNHAs developments,supportsspecialservicestoNHAsidents,and addressesimpedimentssuchasflexibilityinzoning,taxrelief,and inclusionaryzoning.

D.OtherInformationRequiredbyHUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.
The following is a list of attachments concerning the NHA's Performance and evaluation for _____ ms for the Capital Fund Program:

REQUIRED ATTACHMENTS

Attachment A Brief Statement of Progress (nh002a01)
Attachment B Admissions Policy for Deconcentration (nh002b01)
Attachment C Voluntary Conversion Required Initial Assessment (nh002c01)
Attachment D Pet Policies – Elderly and Family (nh002d01)
Attachment E Membership of Resident Advisory Board (nh002e01)
Attachment F Resident Advisory Board Recommendations (nh002f01)
Attachment G Resident Membership on Board of Commissioners (nh002g01)
Attachment H Definition of Substantial Deviation and Significant Amendment (nh002h01)

OPTIONAL ATTACHMENTS

Attachment I PHA Management Organizational Chart (nh002i01)
Attachment J FY 2002 Capital Fund Program Performance Reports and Annual Statement (nh002j01)
Attachment K FY 2002 Capital Fund Program 5 Year Action Plan (nh002k01)
Attachment L Public Housing Drug Elimination Program (PHDEP) Plan (nh002l01)

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

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

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

**Attachment A
(nh002a01)**

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

The Nashua Housing Authority applied for and received additional vouchers and continues to look for opportunities to create additional housing. Over the last year the PHAS score did increase from 91.5 to 93 points.

There is essentially an entirely new upper management staff at NHA. As a result, staff is in the process of developing a solid understanding of NHA operations. The goal is to continue to improve and exceed the current PHAS High Performer and SEMAP scores.

The NHA continues to operate its programs to ensure equal opportunity and affirmatively further fair housing.

**AttachmentB
(nh002b01)**

AdmissionsPolicyforDeconcentration

TheNashuaHousingAuthorityhasnogeneraloccupancy(family)publichousing
developmentscoveredbythedeconcentrationrule.CFR903.2(b)

**Attachment C
(nh002c01)**

Voluntary Conversion Required Initial Assessment

Component 10.B.

Responses to questions in NOTICE PIH 2001 -26

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 7
- 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 developments not general occupancy projects)? 6
- c. How many Assessments were conducted for the PHA's covered developments? Currently being done.
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
NH2 -1 Maynard Homes	100
NH2 -3 Ledge Street Homes	30
NH2 -6 Bronstein	48
NH2 -10 Farel Manor	22
NH2 -15 Scattered Sites	17
NH2 -16 Fairmount Street	10
NH2 -20 Scattered Sites	26

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

The Nashua Housing Authority certifies that it is reviewing each of its developments' operations as public housing and considering the implications of converting the public housing to tenant-based assistance. Further, the Nashua Housing Authority certifies that while the assessment is underway, sufficient information has not been compiled as of this writing to determine the appropriateness or inappropriateness of conversion to tenant-based assistance.

**AttachmentD
(nh002d01)**

**PetPolicies
ElderlyandFamily**

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PET POLICY (ELDERLY)

I EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Animals that are required to assist disabled residents are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

II PETS IN PUBLIC HOUSING

The Nashua Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, residents assume full responsibility and liability for the pet and agree to hold the Nashua Housing Authority harmless from any claims caused by an action or inaction of the pet.

III APPROVAL

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

IV TYPES AND NUMBER OF PETS

The Nashua Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, fish in a aquariums or a turtle will be allowed in units. Common household pets do not include hamsters, ferrets or reptiles such as snakes (except turtles). Dogs that are currently owned and registered with the NHA as required may remain in the unit as long as all requirements have been met. If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only **one** pet per unit will be allowed except for fish.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

V INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Nashua Housing Authority to attest to the inoculations.

VI PET DEPOSIT

A pet deposit of **\$100** is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

VII FINANCIAL OBLIGATION OF RESIDENTS

Any resident who either owns or keeps a pet in his/her dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner, and the Nashua Housing Authority reserves the right to exterminate and charge the resident.

VIII NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or the Nashua Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move himself/herself.

Pets whomake noise continuously and/or incessantly for a period of ten minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

IX DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pet owners must clean up after their pets and are responsible for disposing of pet waste in a sanitary manner.

With the exception of animals that are required to assist disabled residents, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

X MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over **eight** hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the neglected pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate action to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litters shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owners shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other condition of this policy may be required to remove his/her pet from the development with ten days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedure shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

XI VISITING PETS

Visiting pets are not allowed.

XII REMOVAL OF PETS

The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Nashua Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

(FAMILY)
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PET POLICY

(FAMILY)

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Any animal deemed to be potentially harmful to the health or safety of others will not be allowed.

V INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Nashua Housing Authority to attest to the inoculations.

VI PET DEPOSIT

A pet deposit of **\$100** is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

VII FINANCIAL OBLIGATION OF RESIDENTS

Any resident who either owns or keeps a pet in his/her dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner, and the Nashua Housing Authority reserves the right to exterminate and charge the resident.

VIII NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or the Nashua Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move himself/herself.

Pets whomake noise continuously and/or incessantly for a period of ten minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

IX DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pet owners must clean up after their pets and are responsible for disposing of pet waste in a sanitary manner.

With the exception of animals that are required to assist disabled residents, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to cats or other pets, those pets may be barred from certain wings (or floors) in our development(s) / (building(s)). This shall be implemented based on demand for this service.

X MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over **eight** hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the neglected pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate action to protect their pets from fleas and ticks.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litters shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owners shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other condition of this policy may be required to remove his/her pet from the development within ten days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedure shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

XI VISITING PETS

Visiting pets are not allowed.

XII REMOVAL OF PETS

The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Nashua Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

**AttachmentE
(nh002e01)**

MembershipofResidentAdvisoryBoard

RonaldDoucette
165PineStreet -311
Nashua,NH03060

PaulDeschenes
57TylerStreet -809
Nashua,NH03060

PaulineDion
42LockStreet
Nashua,NH03060

CynthiaNewell
2SilverDrive -#9
Nashua,NH03060

Attachment F
(nh002f01)

Resident Advisory Board Recommendations

RESIDENT ADVISORY BOARD MEETING

NHA, 40 East Pearl St., Nashua, NH 03060

Thursday, May 30, 2002

4:30 p.m.

Minutes of Annual Plan

In Attendance:

Pauline Denise Dion	42 Lock Street, Nashua, NH 03064
Cynthia Newell	2 Silver Drive, #9, Nashua, NH 03060
Paul Deschenes	57 Tyler Street, #809, Nashua, NH 03060
Ronald Doucette	165 Pine Street, #311, Nashua, NH 03060
Grace Hicks -Grogan	NHA
William Forrester	NHA
Cynthia Merrifield	NHA

Everyone signed in and was introduced.

Ms. Hicks -Grogan: Gave Annual Plan to Ms. Newell who is the new member of the RAB. Asked if everyone had looked over his or her Annual Plan (that was previously mailed to them). She then proceeded to explain the Annual Plan. Stated that the Annual Plan is done every year and covers a five-year period and rolls out each year. The purpose is to identify over a five-year period what you want to accomplish at the Housing Authority and specifically what you want to do in the upcoming year. The goals are still valid, some issues are still there and progress has been made.

Ms. Dion: Stated that the new member does not know what transpired last year and needs to catch up with us.

Ms. Newell: She did look through the Annual Plan and caught on and has an idea as to what is going on.

Ms. Hicks -Grogan: Part of the plan, unlike in previous years, is the Capital Fund Program, the construction piece. Mr. Forrester will talk about what we have planned from the construction point of view over the next five-year period and what has been identified as being needed and when we think we will be able to do the work. The Capital Fund Program, which used to be called Comprehensive Grant Program, is a grant that comes to the Housing Authority to do the major construction items that are required. Public Housing Authorities have to do a Needs Assessment to determine what has to be done, what is more important and should be done earlier. There is a section in the plan that talks about supporting documents. She then asked if everyone was comfortable with

the goals. The Executive Summary simply talks about what this is and why it's done, the advertisements that are placed. Exhibit A talks about the progress that the Authority has made over the past year. She said she hoped the Resident Advisory Board is pleased with what the Authority has done. A lot of good things have happened in the last year. The financial resources are based on what we currently know. We don't know how much money the Nashua Housing Authority is going to get for the operating subsidy or the Capital Fund Program. She then proceeded to explain the operating subsidy by giving an example of rent, i.e.: if rent paid by a resident is \$200 and it costs \$400 a month per unit to operate the Housing Authority, the extra \$200 a month is the operating subsidy that comes from the federal government. We don't know how much money we're going to get this year. We do know that the Public Housing Drug Elimination Grant has been eliminated and some of that money is going to be rolled into the operating subsidy. Most of the financial information is based on current year's numbers, which will be updated as the federal government tells us what they are. Last year you talked about community service requirements. Community service was that everyone living in public housing had to perform eight hours of community service per month if they weren't working or elderly. That has been eliminated.

Mr. Forrester: The grant that will be starting in September is CFP 501 -02. Two previous grants are already in effect. Mr. Forrester reviewed CFP 501 -02, work to be started in October, by each development and work item. Bronstein being the biggest work development. Work being done is under the revised column. This is one year of work items.

Mr. Doucette: Question on what kind of fencing will be replaced at the Pine St. development and that lighting was put in at Arel Manor. He wondered why more was being installed.

Mr. Forrester: Wood fencing, tearing down leaning fencing about 120 feet. Additional lighting will be going in at Arel Manor.

Ms. Dion: Question on replacing of sewer lines at Maynard Homes.

Mr. Forrester: Major Drive will be replacing old underground sewer lines.

Ms. Dion: Not getting the drainage that they should have.

Mr. Forrester: Just very old. Needs to be replaced about every twenty years. Very costly.

Mr. Deschenes: Asked if in the original column (on the form) those items were put aside. Is the original column not getting done?

Mr. Forrester: Not being done in this year, just pushed back another year or so depending on how we determine when it is needed. Proceeded to CFP 501 -03 (following year grant) after no other questions were asked. Proceeded to review work items in all developments

on CFP 501 -03. Discussed door replacement at Sullivan Terrace South and North. Explained structure and cost.

Ms. Hicks -Grogan: Explained the need to replace all doors for standardization purposes.

Mr. Forrester: Continued to explain development work. Explained other three years of the five -year plan and estimates of work planned.

Mr. Doucette: Brought up the lack of ventilation system on the upper floors at Arel Manor. Extremely hot. Concerned about exiting his apartment, windows, no balcony.

Mr. Forrester: Ventilation was brought up previously and solutions are being considered.

Mr. Deschenes: Discussed fire exits in his building STN.

Ms. Hicks -Grogan: Stated there are fire doors at the end of hallways. Residents need to keep them closed. The buildings are constructed so that the stairwells are like fire escapes. People are told when there is a fire to go down the halls and get into the stairwells and make sure the door is closed.

Mr. Deschenes: When you have eight people in the stairwell it's difficult to keep that door closed.

Ms. Hicks -Grogan: The able bodied people are to start down the stairs.

Mr. Deschenes: We were told if the alarm goes off we are to stay in our apartments and don't open the doors. Wait till someone knocks on the door to say it's all clear.

Continued with more discussions regarding fire warnings and procedures, fire drills, fire exits, trained fire warden, amount of fire alarms going off (due to cooking), plans in place at Arel. Ms. Hicks -Grogan will look into it further to determine what practices the Nashua Housing Authority has in place.

Ms. Hicks -Grogan: Asked Mr. Forrester about the ventilation problem at Arel.

Mr. Forrester: Did hear it was hot on second floor.

Ms. Hicks -Grogan: We'll have to look into that. Don't know what type of construction it is.

Mr. Forrester: No ventilation building because of the 1972 fire rules in effect the entire hallway area is to be closed off to outside ventilation, so as not to give a fire extra fuel.

Mr. Doucette: There are ceiling fans, which are all blocked up, not rotating. People turning them on and off. A/C in just the community room. Residents have their own air conditioners. Hasn't had a fire alarm go off in a year and a half (Arel).

Mr. Deschenes: With the elimination of the drug program are the police checking in gone as well? Or is that two separate programs?

Ms. Hicks -Grogan: Don't know, if it is the same police, yes that's what it means. We were told that the money that used to be earmarked for public housing drug elimination is going to be rolled into the operating subsidy. However, we were told that with that we are going to get 98% of what we need for operating subsidy.

Ms. Hicks -Grogan: Asked if there are any policies that you have concerns about.

Mr. Deschenes: Pet policies. When he got his cat he had to present a picture and inoculations documentation. Was under the impression that this had to be presented at re-certification time. They didn't ask for the paperwork at all at re-certification time.

Ms. Hicks -Grogan: (She read from the policies and procedure booklet). This should be done every year. We will look into it. Anything else?

Ms. Dion: I'm Section 8 and most of this information doesn't affect me so I find this interesting, didn't really know what this was about. Now I know all the work that is involved.

Ms. Hicks -Grogan: Section 8 operates differently and is covered in the plan. Very much of what we do is regulated. Mostly what we can do on the public housing side. On the Section 8 side we don't own the real estate. All we can do on the Section 8 side is to do good annual inspections, to make sure that you're living in good housing and continue to work for more money to get more people into Section 8. There very likely won't be any more public housing built. The federal government has for the past four years been talking about turning public housing into Section 8. It's called "Vouchering Out".

Ms. Dion: Would this alleviate the public housing problems? You don't see this happening too soon?

Ms. Hicks -Grogan: It's been talked about for four years now. We need to look at every development and to assess if it makes sense to do that. The government perspective is that it will cost less if it were Section 8.

Ms. Hicks -Grogan: Proceeded to explain the difference in fair market rent payments. Explained the difference between the Section 8 contracts and public housing money.

Ms. Hicks -Grogan: Public hearing on July 8th at 5:00 p.m. on Major Drive. Mr. Forrester will be there to answer questions.

Mr. Deschenes: Are there several waiting lists for public housing and Section 8?

Ms. Hicks -Grogan: The waiting list for Section 8 includes all applicants and the public housing waiting list is by family or elderly. The term elderly is defined as 62 years of age or disabled. Families are listed as one, two, three, four or five bedrooms. People get on the list by date and time. Proceeded to explain Section 8 waiting list.

Ms. Dion: What is the current waiting list?

Ms. Merrifield: I do receptionist duties one hour a day and we are told to tell the public that the waiting lists are one to two years.

Ms. Hicks -Grogan: It's moving more quickly now. Both lists. Every housing authority has its own preferences. Every housing authority can establish its own. At the end of April there were 916 families on public housing list and 719 on Section 8 waiting list.

Ms. Dion: So they are moving pretty good with the number of people you have.

Ms. Hicks -Grogan: In Section 8 you can port. If you move you can take it with you. Public housing you cannot. More discussion on Section 8 (landlord mandates).

Ms. Hicks -Grogan: Asked if everyone was comfortable with the plan.

The Bronstein demolition was brought up and discussed. Congested area and reapplying for demolition.

Mr. Doucette: Discussed the attitude of staff on the phone, not receptionists but people getting the calls. Rush, brush off attitude.

Ms. Merrifield: Explained receptionist phone duties.

Mr. Doucette: When is the city meeting regarding the lake?

Ms. Hicks -Grogan: It will be June 10, 11, or 12th.

The Resident Advisory Board unanimously voted to approve the Plan.

Ms. Hicks -Grogan: Thank you for attending and see you at the public hearing. Any more questions on the Annual Plan don't hesitate to call.

Meeting adjourned at 5:50 p.m.

**AttachmentG
(nh002g01)**

ResidentMembershiponBoardofCommissioners

MEMBER	TERMEXPIRES
ThomasF.Monahan 28SwartTerrace Nashua,NH03064	10/14/05
EricR.Wilson OneBurnsStreet Nashua,NH03064	10/14/04
WilliamC.Marcou x 47DogwoodDrive -#206 Nashua,NH03062	10/14/06
SelmaR.Pastor 24StarkStreet Nashua,NH03064	10/14/02

NHA'sResidentCommissionerrecentlyresignedfromtheBoard,andtheprocessis underwaytofillthevacancy.AllPublicHousing residentsandSection8participants receivednoticeofthevacancyandweregiventheopportunityexpresstheirinterestin serving.TheBoardofCommissionersandseniorstaffhaveinterviewedthoseinterested andmadearecommendationtotheMayorand Aldermen.

**AttachmentH
(nh002h01)**

DefinitionofSubstantialDeviationandSignificantAmendment

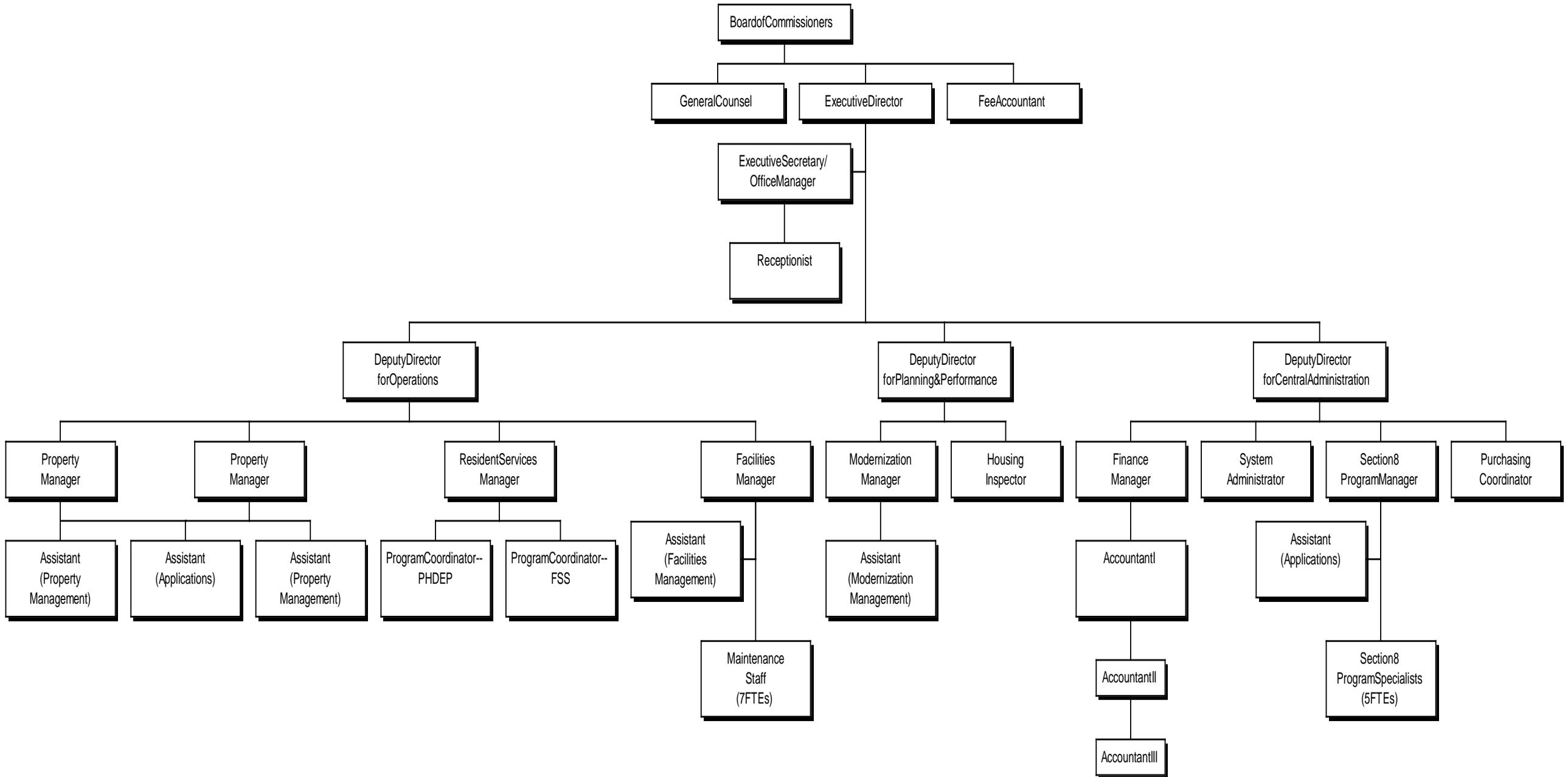
TheNashuaHousingAuthority'sdefinitionofSubstantialDeviationandSignificant
Amendmentisasfollows:

Changestorentoradmissionspoliciesororgan izationoftheWaitList.

Additionsofnon -emergencyworkitemsorchangeintheuseofreplacement
reservefunds.

Anychangewithregardtodemolitionordisposition,designation,homeownership
programsorconversionactivities.

Nashua Housing Authority Chart of Organization



Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: NashuaHo using Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (re vision no.6) Date 03/31/02

Performance and Evaluation Report for Period Ending: 03 -31-02 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	66,517	66,517	66,517	66,517
2	1406 Operations	0	0	0	0
3	1408 Management Improvements -Soft Costs	0	0	0	0
	Management Improvements -Hard Costs	0	0	0	0
4	1410 Administration	\$94,503	\$94,503	\$94,503	\$94,503
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	46,975	40,508	40,508	18,591
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	866,261	872,728	846,771	846,771
11	1465.1 Dwelling Equipment -Nonexpendable	58,404	58,404	58,404	58,404
12	1470 Non Dwelling Structures	0	0	0	0
13	1475 Non Dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 -19)	\$1,066,143	\$1,066,143	\$1,040,186	\$1,018,269
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security -Soft Costs				
	Amount of line 20 Related to Security -Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	\$476,986	\$569,754	\$569,754	\$564,054
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -1 Maynard Homes	Kitchen renovations	1460	100 units	186,079	186,079	186,079	186,079	Contract \$262,900, Completed: 12 -22-00 Gibraltar Completed: 11-10-00 Nelson & Small, Inc. Completed: 11/13/01 PM MacKay I.E.S. \$55,800 contract includes NH2-5: CFP501-00 & CGP708 siding
	Fees and costs	1430		0	0	0	0	
	Replace Refrigerators	1465.1	100 units	58,404	58,404	58,404	58,404	
	Replace Stoves	1465.1	100 units	See above	See above	See above	See above	
	JC Com. Ctr Htg Improvement	1460		248,460	248,460	248,460	248,460	
	Fee and costs -JC Com. Ctr. Htg	1430		20,900	14,433	14,433	8,733	
	Subtotal			\$513,843	\$507,376	\$507,376	\$501,676	
NH2 -5 Sullivan Terrace North	Exterior repairs -siding and recaulking	1460	1 bl dg.	19,490	25,957	0	0	Intergrated Engineered System Deferred to CFP501 -01 Deferred to CFP501 -01 Brought forward to CGP708
	Fees and costs	1430		24,950	24,950	24,950	8,733	
	Replace existing boilers/DHW	1460	10 units	0	0	0	0	
	Fees and costs -Boilers/DHW	1430		0	0	0	0	
	Refrigerator replacement	1465.1	97	0	0	0	0	
	Subtotal			\$44,440	\$50,907	\$24,950	\$8,733	
NH2 -6 Bronstein	Vestibule repairs	1460	46	0	0	0	0	Deferred to year 3
	Subtotal			\$0	\$0	\$0	\$0	
NH2 -7 Sullivan Terrace South	Replace trash compactor	1460	1 unit	43,981	43,981	43,981	43,981	Completed: 07/10/01 Willco NH2 -7, NH2 -10, NH2 -11 Brought forward to CGP708
	Refrigerator replacement	1465.1	101	0	0	0	0	
	Subtotal			\$43,981	\$43,981	\$43,981	\$43,981	
NH2 -10 Arel Manor	Replace trash compactors	1460	1 unit	See NH2 -7	See NH2 -7	See NH2 -7	See NH2 -7	NH2 -7, NH2 -10, NH2 -11 Completed: 05/26/01 PM MacKay Brought forward to CGP708
	Replace boilers/DHW system	1460	110 units	182,676	182,676	182,676	182,676	
	Fees and costs -Boilers/DHW	1430		0	0	0	0	
	Subtotal			\$182,676	\$182,676	\$182,676	\$182,676	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-00 Replacement Housing Factor Grant No:						Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -11 Temple Manor	Replace trash compactor	1460	1 unit	See NH2 -7	See NH2 -7	See NH2 -7	See NH2 -7	See NH2 -7, NH2 -10, NH2 -11
	Subtotal			See NH2 -7	See NH2 -7	See NH2 -7	See NH2 -7	
NH2 -15 Whitney Street	Replace boiler/DHW system	1460	4 units	See NH2 -10	See NH2 -10	See NH2 -10	See NH2 -10	Deferred from CGP708
	Fees and costs	1430		0	0	0	0	Brought forward to CGP708
	Entrance repair/replacement	1460	2 units	94,798	94,798	94,798	94,798	Completed: 09/05/01 PM MacKay
	Fees and costs	1430		1,125	1,125	1,125	1,125	Completed: 03/28/01 Wojcik
	Kitchen renovations	1460	4 units	See NH2 -1	See NH2 -1	See NH2 -1	See NH2 -1	
	Fees and costs -Kitchen Design	1430		0	0	0	0	Brought forward to CGP708
	Subtotal			\$95,923	\$95,923	\$95,923	\$95,923	
NH2 -15 Atwood Court	Kitchen renovations	1460	7 units	See NH2 -1	See NH2 -1	See NH2 -1	See NH2 -1	
	Fees and costs -Kitchen Design	1430		0	0	0	0	Brought forward to CGP708
	Replace boilers/DHW system	1460	7 units	See NH2 -10	See NH 2-10	See NH2 -10	See NH2 -10	
	Fees and costs -Boiler/DHW	1430		0	0	0	0	Brought forward to CGP708
	Subtotal			See above	See above	See above	See above	
NH2 -15 Pine Street	Kitchen renovations	1460	6 units	See NH2 -1	See NH2 -1	See NH2 -1	See NH2 -1	
	Fees and costs -Kitchen Design	1430		0	0	0	0	Brought forward to CGP708
	Subtotal			See NH2 -1	See NH2 -1	See NH2 -1	See NH2 -1	
NH2 -16 Fairmount Street	Replace roofs	1460	10 units	24,996	24,996	24,996	24,996	Completed: 11 -19-00 Baldwin Builders
	Subtotal			\$24,996	\$24,996	\$24,996	\$24,996	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-00 Replacement Housing Factor Grant No:						Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
NH2 -20 Forge Drive	Replace exterior and storm doors	1460	24 units	65,781	65,781	65,781	65,781	Completed: 07/11/01 MGM	
	Replace patio doors	1460	20 units	See above	See above	See above	See above		See above
	Subtotal			\$65,781	\$65,781	\$65,781	\$65,781		
NH2 -20 Flagstone Drive	Replace exterior and storm doors	1460	8	See above	See above	See above	See above	See above	
	Subtotal			See above	See above	See above	See above	See above	
	Contingency	1502		\$0	\$0	\$0	\$0		
	Administration	1410							
	Director of Modernization			\$45,900	\$45,900	\$45,900	\$45,900		
				4,181	4,181	4,181	4,181		
				3,094	3,094	3,094	3,094		
				3,706	3,706	3,706	3,706		
				1,755	1,755	1,755	1,755		
				5,327	5,327	5,327	5,327		
				1,790	1,790	1,790	1,790		
				24,150	24,150	24,150	24,150		
				1,468	1,468	1,468	1,468		
				44	44	44	44		
				35	35	35	35		
				53	53	53	53		
				3,000	3,000	3,000	3,000		
	Subtotal			\$94,503	\$94,503	\$94,503	\$94,503		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
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	
NH2 -1 Maynard Homes	9/30/02	3/31/01	3/31/01	9/30/03	9/30/03		
NH2 -5 Sullivan Terrace North	9/30/02	9/30/02		9/30/03	9/30/03		
NH2 -6 Bronstein	N/A	N/A	N/A	N/A	N/A	N/A	
NH2 -7 Sullivan Terrace South	9/30/02	9/30/01	9/30/01	9/30/03	9/30/01	9/30/01	
NH2 -10E Arel Manor	9/30/02	9/30/01	9/30/01	9/30/03	9/30/01	9/30/01	
NH2 -11 Temple Manor	9/30/02	9/30/01	9/30/01	9/30/02	9/30/01	9/30/01	
NH2 -15 Atwood Court	9/30/02	9/30/01	9/30/01	9/30/02	9/30/01	9/30/01	
NH2 -15 Whitney St.	9/30/02	9/30/01	9/30/01	9/30/02	9/30/01	9/30/01	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000	
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		
NH2 -15 Pine Street	9/30/02	9/30/00	9/30/00	12/31/00	12/31/00	12/31/00		
NH2 -16 Fairmount St.	9/30/02	12/31/00	12/31/00	12/31/00	12/31/00	12/31/00		
NH2 -20 Forge Drive	9/30/02	9/30/01	9/30/01	9/30/02	9/30/01	9/30/01		
NH2 -20 Flagstone Drive	9/30/02	9/30/01	9/30/01	9/30/02	9/30/01	9/30/01		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: NashuaHo using Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (re vision no.6) Date 03/31/02

Performance and Evaluation Report for Period Ending: 03 -31-02 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	66,517	66,517	66,517	66,517
2	1406 Operations	0	0	0	0
3	1408 Management Improvements -Soft Costs	0	0	0	0
	Management Improvements -Hard Costs	0	0	0	0
4	1410 Administration	\$94,503	\$94,503	\$94,503	\$94,503
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	46,975	40,508	40,508	18,591
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	866,261	872,728	846,771	846,771
11	1465.1 Dwelling Equipment -Nonexpendable	58,404	58,404	58,404	58,404
12	1470 Non Dwelling Structures	0	0	0	0
13	1475 Non Dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 -19)	\$1,066,143	\$1,066,143	\$1,040,186	\$1,018,269
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security -Soft Costs				
	Amount of line 20 Related to Security -Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	\$476,986	\$569,754	\$569,754	\$564,054
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -1 Maynard Homes	JC Com Ctr Htg Improvements	1470	1 bldg.	0	0			Brought forward to 501 -00
	Fees and costs	1430		0	0			Brought forward to 501 -00
	Roof Repairs JC Com. Center	1470	1 bldg.	0	0			Deferred to 501 -02
	Fees and costs	1430		0	0			Deferred to 501 -02
Subtotal				\$0	\$0	\$0	\$0	
NH2 -2 Vagge Village	Refrigerator replacement	1465.1	50	0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	\$0
NH2 -3 Ledge Street	Storage Sheds	1470	6 units	0	0			Deferred to 501 -02
	Add new parking	1450	6 bldgs.	0	0			Deferred to 501 -02
	Fees and costs	1430		0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	\$0
NH2 -5 Sullivan Terrace North	Replace existing boilers/DHW System	1460	10 units	0	0			Deferred to 501 -02
	Fees and costs	1430		0	0			Deferred to 501 -02
	Replace existing siding	1460	1 bldg.	580,000	638,000			Requires more rapid attention
	Fees and costs	1430		58,000	0			
	Remove asbestos	1460	1 bldg.	230,910	230,910			Requires more rapid attention
	Fees and costs	1430		23,090	27,000	27,000	0	Contract: 08/28/01
	Subtotal				\$892,000	\$895,910	\$27,000	\$0
NH2 -6 Bronstein	Bulkheads replacement	1460	6	0	0			Deferred to 501 -02
	Exterior painting - doors/trim	1460	18000 LF	0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -7 Sullivan Terrace South	Replace trash compactor	1460	1	0	0			Brought forward to 501 -00
	Community Room	1460	1 bldg.	0	0			Deferred to 501 -02
	Improvements							
	Upgrade hallway ventilation system	1460	1 unit	0	0			Deferred to 501 -02
	Fees and costs -ventilation	1430		0	0			Deferred to 501 -02
	New Generators/transferswitch	1460		0	0			Deferred to 501 -02
	Fees and costs -generators	1430		0	0			Deferred to 501 -02
Subtotal				\$0	\$0	\$0	\$0	
NH2 -10E Arel Manor	Repair Walkways	1450	200 LF	0	0			Deferred to 501 -02
	Replace trash compactors	1460	2 units	0	0			
	Subtotal				\$0	\$0	\$0	
NH2 -10F Lake Street	Replace patio doors	1460	8 units	0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	
NH2 -10F Fossa Avenue	Replace patio doors	1460	6 units	0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	
NH2 -10F Rochette Avenue	Replace patio doors	1460	4 units	0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	
NH 2-11 Temple Manor	Replace Heating/DHW system	1460	43 units	0	0			Deferred to 501 -02
	Fees and costs	1430		0	0			Deferred to 501 -02
	Subtotal				\$0	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -13 Major Drive	Stove replacement	1465.1	10	0	0			Deferred to 501 -02
	Refrigerator replacement	1465.1	10	0	0			Deferred to 501 -02
	Subtotal			\$0	\$0	\$0	\$0	
NH2 -15 Whitney Street	Construct trash enclosure	1470	1	0	0			Deferred to 501 -02
	Subtotal			\$0	\$0	\$0	\$0	
NH2 -16 Fairmount St.	Upgrade exterior existing lighting	1460		0	0			Deferred to 501 -02
	Subtotal			\$0	\$0	\$0	\$0	
	Contingency	1502		\$86,973	\$83,063			
	Administration	1410						
	Director of Modernization			\$52,864	\$52,864	\$52,864	\$18,363	
	Executive Director			4,786	4,786	4,786	1,829	
	Asst. Executive Director			3,557	3,557	3,557	1,406	
	Director of Maintenance			4,275	4,275	4,275	1,653	
	Accountant			2,012	2,012	2,012	875	
	Purchasing Coordinator			6,135	6,135	6,135	2,293	
	Executive Secretary			2,067	2,067	2,067	898	
	Clerk Typist			27,803	27,803	27,803	9,748	
	Sundry: Adv., Admin., Trailer			5,275	5,275	5,275	340	
	Subtotal			\$108,774	\$108,774	\$108,774	\$37,405	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
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	
NH2 -1 Maynard Homes	N/A	N/A		N/A	N/A		
NH2 -2 Vagge Village	N/A	N/A		N/A	N/A		
NH2 -3 Ledge Street	N/A	N/A		N/A	N/A		
NH2 -5 Sullivan Terrace North	9/30/03	9/30/03		9/30/04	9/30/04		
NH2 -6 Bronstein	N/A	N/A		N/A	N/A		
NH2 -7 Sullivan Terrace South	N/A	N/A		N/A	N/A		
NH2 -10E Arel Manor	N/A	N/A		N/A	N/A		
NH2 -10F Fossa Ave.	N/A	N/A		N/A	N/A		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
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	
NH2 -10F Lake Street	N/A	N/A		N/A	N/A		
NH2 -10F Rochette Ave.	N/A	N/A		N/A	N/A		
NH2 -11 Temple Manor	N/A	N/A		N/A	N/A		
NH2 -13 Major Drive	N/A	N/A		N/A	N/A		
NH2 -15 Whitney St.	N/A	N/A		N/A	N/A		
NH2 -16 Fairmount St.	N/A	N/A		N/A	N/A		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 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. 1) Date 03/31/02

Performance and Evaluation Report for Period Ending: 03/31/02 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	0	0		
2	1406 Operations	0	0		
3	1408 Management Improvements -Soft Costs	0	0		
	Management Improvements -Hard Costs	0	0		
4	1410 Administration	\$108,774	\$106,446		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	63,900	57,180		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	74,400	239,200		
10	1460 Dwelling Structures	704,900	533,300		
11	1465.1 Dwelling Equipment -Nonexpendable	35,000	30,000		
12	1470 Non Dwelling Structures	31,500	30,000		
13	1475 Non Dwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1502 Contingency	69,273	68,332		
20	Amount of Annual Grant (Sum of lines 2 -19)	\$1,087,747	\$1,064,458		
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security -Soft Costs				
	Amount of line 20 Related to Security -Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	\$568,800	\$458,800		
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -1 Maynard Homes	Roof Repairs JCCom.Center	1470	1 bldg.	35,000	0			Deferred to 501 -03 Deferred to 501 -03 Brought forward from year 3 Brought forward from year 3
	Fees and costs -roof	1430		3,500	0			
	Replace exterior sewer lines	1450	12 bldgs.	0	140,000			
	Fees and costs -sewer lines	1430		0	14,000			
Subtotal				\$38,500	\$154,000			
NH2 -2 Vagge Village	Refrigerator replacement	1465.1	50	25,000	20,000			Deferred from 501 -01
	Subtotal			\$25,000	\$20,000			
NH2 -3 Ledge Street	Storage Sheds	1470	30 units	30,000	30,000			Requires more rapid attention Requires more rapid attention
	Add new parking	1450	4000 SF	48,000	75,000			
	Fees and costs -parking	1430		4,800	7,500			
	Install parking lot lighting	1450	4 lights	0	4,200			
	Re-caulk buildings	1460	7 bldgs.	0	40,000			
Subtotal				\$82,800	\$156,700			
NH2 -5 Sullivan Terrace North	Replace existing boilers/DHW System	1460	10 units	175,000	0			Deferred to year 3 Deferred to year 3 Brought forward from year 3
	Fees and costs	1430		17,500	0			
	Replace hallway carpets (floors 2 -8)	1460	10,000 SF	0	20,000			
	Subtotal				\$192,500	\$20,000		

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

PHAName: NashuaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: NH36-P002-501-02 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct. No.	Quantity	TotalEstim atedCost		TotalActualCost		Statusof Work
				Original	Revised	Obligated	Expended	
NH2 -6 Bronstein	Bulkheadsreplacement	1460	6	11,600	0			Deferredto501 -03
	Exteriorpainting -doors/trim	1460	18000LF	36,500	0			Deferredto501 -03
	Replaceexistingboilers/DHW	1460	3bldgs.	20,000	0			Deferredto501 -03
	Feesandcosts -boilers/DHW	1430		2,000	0			Deferredto501 -03
	Replacebaseboardheat	1460	3000LF	175,000	0			Deferredtoyear5
	Feesandcosts -baseboard	1430		17,500	0			Deferredtoyear5
	Replacebathrooms	1460	48units	0	290,000			Broughtforwardfromyear4
	Feesandcosts -bathrooms	1430		0	29,000			Broughtforwardfromyear4
Subtotal				\$262,600	\$319,000			
NH2 -7 Sullivan Terrace South	CommunityRoom Improvements	1460	1bldg.	22,000	0			Deferredtoyear5
	Upgradehallwayventilation system	1460	1unit	25,000	0			Deferredtoyear5
	Feesandcosts -ventilation	1430		2,500	0			Deferredtoyear5
	NewGenerators/transferswitch	1460		35,000	0			Deferredtoyear5
	Feesandcosts -generators	1430		3,500	0			Deferredtoyear5
	ReplaceexistingDHWSystem	1460		0	50,000			Requiresmorerapidattention
	Feesandcosts -DHW	1430		0	5,000			Requiresmorerapid attention
	Replacecarpetsinhallways(floors2 -9)	1460	8000SF	0	16,000			Broughtforwardfromyear3
Subtotal				\$88,000	\$71,000			
NH2 -10E ArelManor	RepairWalkways	1450	200LF	26,400	0			Deferredtoyear5
	Add.Ext.Lighting -parkinglot/walkways	1450		0	20,000			Requiresmorerapidattention
	Paintinteriorences/hallways	1460		0	47,000			Requiresmorerapidattention
	Installrearentryway overhangs	1460	1bldg.	0	30,000			Requiresmorerapidattention
	Subtotal				\$26,400	\$97,000		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -10F Lake Street	Replace patio doors	1460	8 units	9,600	0			Deferred to year 5
	Subtotal			\$9,600	\$0			
NH2 -10F Fossa Avenue	Replace patio doors	1460	6 units	21,000	0			Deferred to year 5
	Subtotal			\$21,000	\$0			
NH2 -10F Rochette Avenue	Replace patio doors	1460	4 units	7,200	0			Deferred to year 5
	Subtotal			\$7,200	\$0			
NH2 -11 Temple Manor	Replace Heating/DHW system	1460	43 units	126,000	0			Deferred to year 5 Deferred to year 5
	Fees and costs	1430		12,600	0			
	Subtotal			\$138,600	\$0			
NH2 -13 Major Drive	Stove replacement	1465.1	10	5,000	5,000			
	Refrigerator replacement	1465.1	10	5,000	5,000			
	Subtotal			\$10,000	\$10,000			
NH2 -15 Whitney Street	Construct trash enclosure	1470	1	1,500	0			Deferred to year 4 Brought forward from year 4 Brought forward from year 4
	Replace bathrooms	1460	4 units	0	16,800			
	Fees and costs -bathrooms	1430		0	1,680			
	Subtotal			\$1,500	\$18,480			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NH2 -15F Pine Street	Paint exterior buildings	1460	3 bldgs.	0	18,000			Brought forward from year 5 Requires more rapid attention
	Paint common hallway areas	1460	3 bldgs.	0	2,500			
	Subtotal			\$0	\$20,500			
NH2 -16 Fairmount Street	Upgrade exterior existing lighting	1460		6,000	0			Deferred to year 4
	Subtotal			\$6,000	\$0			
NH2 -20 Flagstone Drive	Replace hot water tanks	1460	2 units	0	3,000			Requires more rapid attention
	Subtotal			\$0	\$3,000			
	Contingency	1502		\$69,273	\$68,332			
	Administration	1410						
	Modernization Manager			\$52,864	\$52,864			
	Executive Director			4,786	4,786			
	Deputy Director for Operations			3,557	3,557			
	Facilities Manager			4,275	4,275			
	Accountant			2,012	2,012			
	Purchasing Coordinator			6,135	6,135			
	Executive Secretary			2,067	2,067			
	Modernization Assistant			27,803	27,803			
	Sundry: Adv., Admin., Trailer			5,275	2,947			
	Subtotal			\$108,774	\$106,446			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
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	
NH2 -1 Maynard Homes	9/30/04			9/30/05			
NH2 -2 Vagge Village	9/30/04			9/30/05			
NH2 -3 Ledge Street	9/30/04			9/30/05			
NH2 -5 Sullivan Terrace North	9/30/04			9/30/05			
NH2 -6 Bronstein	9/30/04			9/30/05			
NH2 -7 Sullivan Terrace South	9/30/04			9/30/05			
NH2 -10E Arel Manor	9/30/04			9/30/05			
NH2 -10F Lake Street	N/A			N/A			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36 -P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
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	
NH2 -10F Fossa Ave.	N/A			N/A			
NH2 -10F Rochette Ave.	N/A			N/A			
NH2 -11 Temple Manor	N/A			N/A			
NH2 -13 Major Drive	9/30/04			9/30/05			
NH2 -15 Whitney St.	9/30/04			9/30/05			
NH2 -15 Pine Street	9/30/04			9/30/05			
NH2 -16 Fairmount St.	N/A			N/A			
NH2 -20 Flagstone Drive	9/30/04			9/30/05			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: NashuaHo using Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.) Date 03/31/02
 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	0			
2	1406 Operations	0			
3	1408 Management Improvements -Soft Costs	0			
	Management Improvements -Hard Costs	\$50,000			
4	1410 Administration	106,446			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,250			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	39,500			
10	1460 Dwelling Structures	762,200			
11	1465.1 Dwelling Equipment -Nonexpendable	0			
12	1470 Nondwelling Structures	35,000			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	51,062			
20	Amount of Annual Grant (Sum of lines 2 -19)	\$1,064,458			
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security -Soft Costs				
	Amount of line 20 Related to Security -Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	\$42,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number 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	Obligated	Expended	
NH2 -1 Maynard Homes	Roof Repairs JCCom.Center	1470	1 bldg.	35,000				Deferred from 501 -02 Deferred from 501 -02 Requires more rapid attention
	Fees and costs	1430		3,500				
	Replace cellar entrance roofs	1460	3 bldgs.	3,000				
	Subtotal			\$41,500				
NH2 -5 Sullivan Terrace North	Replace closet doors	1460	276 doors	55,000				Brought forward from year 3
	Subtotal			\$55,000				
NH2 -6 Bronstein	Replace flooring	1460	57600 SF	145,000				Brought forward from year 3 Brought forward from year 3 Brought forward from year 3 Deferred from 501 -02 Deferred from 501 -02 Deferred from 501 -02 Deferred from 501 -02
	Vestibule repairs	1460	48 units	55,000				
	Replace exterior doors	1460	6 bldgs.	96,000				
	Bulkheads replacement	1460	6	11,600				
	Exterior painting -doors/trim	1460	18000 LF	36,500				
	Replace existing boilers/DHW	1460	3 bldgs.	40,000				
	Fees and costs -boilers/DHW	1430		2,000				
	Subtotal			\$386,100				
NH2 -7 Sullivan Terrace South	Replace closet doors	1460	310 doors	100,000				Brought forward from year 3
	Subtotal			\$100,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number 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	Obligated	Expended	
NH2 -10E Arel Manor	Repair retaining wall	1450	474 LF	17,500				Brought forward from year 3
	Fees and costs	1430		1,750				Brought forward from year 3
	Replace hallway carpets	1460	24000 SF	48,000				Brought forward from year 3
	Subtotal			\$67,250				
NH2 -11 Temple Manor	Improve Community Room ventilation	1460		15,000				Brought forward from year 3
	Re-point bricks	1460	1 bldg.	130,400				Brought forward from year 3
	Fees and costs -re-point bricks	1430		13,000				Brought forward from year 3
	Subtotal			\$158,400				
NH2 -20 Forge Drive	Replace decks	1460	22 units	22,600				Brought forward from year 3
	Site improvements -landscaping	1450		22,000				Brought forward from year 3
	Subtotal			\$44,600				
NH2 -20 Flagstone Drive	Replace back porch	1460	4 units	4,100				Requires more rapid attention
	Subtotal			\$4,100				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number 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	Obligated	Expended	
	Contingency	1502		\$51,062				
	Administration Modernization Manager Executive Director Deputy Director for Operations Facilities Manager Accountant Purchasing Coordinator Executive Secretary Modernization Assistant Sundry: Adv., Admin., Trailer	1410		\$52,864 4,786 3,557 4,275 2,012 6,135 2,067 27,803 2,947				
	Subtotal			\$106,446				

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName: NashuaHousingAuthority					[X]Original5 -YearPlan []RevisionNo:			
Development Number/Name/HA- Wide	Year1 FFY2002	WorkStatementfor FFYGrant: PHAFY:2003	Year2 2003	WorkStatementforYear3 FFYGrant: PHAFY:2004	Year4 2004	WorkStatementforYear4 FFYGrant: PHAFY:2005	Year5 2005	WorkStatementforYear5 FFYGrant: PHAFY:2006
	Annual Statement							
NH2 -1MaynardHomes			\$3,000		\$0		\$145,000	\$0
NH2 -2VaggeVillage			0		0		60,500	0
NH2 -3LedgeStreet			0		0		25,000	0
NH2 -5SullivanTerraceNorth			55,000		205,000		0	0
NH2 -6Bronstein			384,100		0		461,000	175,000
NH2 -7SullivanTerraceSouth			100,000		0		0	82,000
NH2 -10EArelManor			65,500		0		0	381,400
NH2 -10FRochetteAvenue			0		64,200		0	7,200
NH2 -10FFossaAvenue			0		81,700		3,500	21,000
NH2 -10FLakeStreet			0		81,600		3,500	9,600
NH2 -11TempleManor			145,400		0		0	145,400
NH2 -13100MajorDrive			0		0		0	0
NH2 -15AtwoodStreet			0		29,400		28,000	0
NH2 -15WhitneyStreet			0		0		6,000	0
NH2 -15PineStreet			0		0		0	0
NH2 -16FairmountStreet			0		123,500		6,000	0
NH2 -20FlagstoneDrive			4,100		0		58,500	0
NH2 -20ForgeDrive			44,600		224,400		17,800	50,000

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName: NashuaHousingAuthority					[X]Original5 -YearPlan []RevisionNo:			
Development Number/Name/HA- Wide	Year1 FFY2002	WorkStatementfor FFYGrant: PHAFY:2003	Year2 2003	WorkStatementforYear3 FFYGrant: PHAFY:2004	Year4 2004	WorkStatementforYear4 FFYGrant: PHAFY:2005	Year5 2005	WorkStatementforYear5 FFYGrant: PHAFY:2006
	Annual Statement							
PhysicalImprovementsSubtotal			801,700		809,800		814,800	871,600
ManagementImprovements			50,000		0		0	0
HA-WideNondwellingStructures andEquipment			35,000		0		21,500	0
Administration			106,446		106,446		106,446	106,446
Other			71,312		148,212		121,712	86,412
CFP FundsListedfor 5-yearplanning			\$1,064,458		\$1,064,458		\$1,064,458	\$1,064,458
ReplacementHousing FactorFunds								

Capital Fund Program Five -Year Action Plan

Part II: Supporting Pages -Work Activities

Activities for Year 1 FFY:2002	Activities for Year: <u>3</u> FFY Grant:2004 PHAFY:2004	Quantity	Estimated Cost	Activities for Year: <u>3</u> FFY Grant:2004 PHAFY:2004	Quantity	Estimated Cost
Annual Statement	NH2 -5E Sullivan Terrace North			NH2 -20 Forge Drive		
	Replace existing boilers/DHW System	10 units	175,000	Kitchen replacement	22 units	132,000
	Fees and costs		17,500	Bathroom replacement	22 units	92,400
	Upgrade emergency alarm system	1 bldg.	30,000	Fees and costs -Kitchen and Bath		22,400
	NH2 -10F Lake Street					
	Kitchen replacement	8 units	48,000			
	Bathroom replacement	8 units	33,600			
	Fees and costs		8,160			
	NH2 -10F Rochette Avenue					
	Paint decks	6 units	3,000			
	Kitchen replacement	6 units	36,000			
	Bathroom replacement	6 units	25,200			
	Fees and costs		6,120			
	NH2 -10F Fossa Avenue					
	Kitchen replacement	8 units	48,100			
Bathroom replacement	8 units	33,600				
Fees and costs		8,170				
NH2 -15A Wood Court						
Bathroom replacement	7 units	29,400				
Fees and costs		2,940				
NH2 -16F Fairmount Street						
Kitchen replacement	10 units	60,000				
Bathroom replacement	10 units	42,000				
Fees and costs		10,200				
Exterior building components replace/repair/paint	3 bldgs	21,500				
	Subtotal of Estimated Costs		\$638,490	Subtotal of Estimated Costs		\$885,290

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages -WorkActivities

Activities for Year1 FFY:2002	ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2005	Quantity	EstimatedCo st	ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005	Quantity	EstimatedCost
Annual Statement	NH2 -1MaynardHomes			NH2 -15FWhitneyStreet		
	Replacedomesticwaterlines	12bldgs.	135,000	Constructtrashenclosure	1	1,500
	Feesandcosts		13,500	FoundationRepairs	4units	6,000
	Installrangehoods	100units	10,000	NH2 -16FairmountStreet		
	NH2 -2EVaggeVillage			Upgradeexteriorexistinglighting	3bldgs.	6,000
	Replacestoves	50units	25,000	NH2 -20FlagstoneDrive		
	Constructpatios	7patios	35,500	Replacerefrigerator	4units	1,000
	Boilerreplacement -Mainoffice	50units	20,000	Replacestoves	4units	1,000
	Feesandcosts		2,000	Replacebulkhead	11units	6,500
	NH2 -3FLedgeStreetHomes			Heatingsyste m-Converttogas	4units	50,000
	ReplaceRefrigerators	30units	15,000	Feesandcosts -Heatingsystem		5,000
	ReplaceStoves	30units	10,000	NH2 -20ForgeDrive		
	NH2 -5ESullivanTerraceNorth			Replacerefrigerator	22units	5,500
	FeasibilityStudyforparking -Feesandcosts	96units	6,000	Replacestoves	22units	5,500
	NH2 -6FBronstein			Replacebulkhead	2units	6,800
	Kitchenreplacement	48units	288,000			
	Feesandcosts		28,800			
	Replaceinteriordoors	48units	48,000			
	Defensibleunitspace	48units	125,000			
	NH2 -10FFossaAvenue					
Paintdecks	8units	3,500				
NH2 -10FLakeStreet						
Paintdecks	8units	3,500				
NH2 -15FAtwoodCourt						
RebuildChimneys	7units	14,000				
FoundationRepairs	7units	14,000				
SubtotalofEstimatedCosts			\$796,800	SubtotalofEstimatedCosts		\$891,600

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages -WorkActivities

Activities for Year1 FFY:2002	ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006	Quantity	EstimatedCost	ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006	Quantity	EstimatedCost
Annual				NH2 -20ForgeDrive Replacecarpets		50,000
Statement	NH2 -6FBronstein Replacebaseboardheat Feesandcosts -baseboard	3000LF	175,000 17,500			
	NH2 -7SullivanTerraceSouth Communityroomimprovements Upgradehallwayventilationsystem Feesandcosts -ventilation NewGenerators/transferswitch Feesandcosts -generators	1bldg. 1unit	22,000 25,000 2,500 35,000 3,500			
	NH2 -10EAreIManor Upgradeelevators Repairwalkways Replaceunitflooring(kitchen&bath) Windowtuneup	200LF 1bldg.	180,000 26,400 85,000 90,000			
	NH2 -10FRochetteAvenue Replacepatiodoors	4units	7,200			
	NH2 -10FFossaAvenue Replacepatiodoors	6units	21,000			
	NH2 -10FLakeStreet Replacepatiodoors	8units	9,600			
	NH2 -11TempleManor Replaceheating/DHWsystem Feesandcosts Replacecommonareacarpets	43units 5000SF	126,000 12,600 19,400			
	SubtotalofEstimatedCosts		\$857,700	SubtotalofEstimatedCosts		\$907,700

**AttachmentL
(nh002101)**

PublicHousingDrugEliminationProgram(PHDEP)Plan

Programhasbeeneliminated.