

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: HolyokeHousingAuthority

PHANumber: MA005

PHAFiscalYearBeginning: 01/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

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

A.Mission

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

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

The PHA's mission is: (state mission here)
The Board of Commissioners of the Holyoke Housing Authority has adopted the following as its Mission Statement:

1. To ensure the delivery and availability of decent, safe, and sanitary affordable housing as defined in compliance with all applicable federal, state and local statutes and regulations.

2. The Holyoke Housing Authority is committed to ensuring that each employee of the Authority is provided with the necessary training and supervision to accomplish their assigned responsibilities and to promote the mission of the Holyoke Housing Authority.

3. The Holyoke Housing Authority is committed to using established and innovative financial and human resources to ensure that each Holyoke Housing Authority resident and housing community has the opportunity to achieve its maximum potential.

4. The Holyoke Housing Authority is committed to ensuring the valuable recognition of the role and importance of the public housing communities within the city of Holyoke. The authority is committed to promoting the integration of public housing within the larger community.

B.Goals

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

Goal One : The Holyoke Housing Authority will continue to manage its existing public housing program and tenant -based housing program in an efficient and effective manner thereby maintaining a high -performer status under PHAS and to obtain at least a standard rating under SEMAP.

Objectives:

- The Holyoke Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer -friendly and fiscally prudent leader in the affordable housing industry.
- The Holyoke Housing Authority shall have effective, fully functioning resident organizations in every public housing development and for the tenant -based program by December 31, 2002. The Holyoke Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals, and objectives by December 31, 2001.

2000 Progress Statement : The HHA has stressed the importance of maintaining an educated informed staff. Staff has been participating in training to provide them with current information on all program changes. The Resident Services Department has become a referral resource for both the Leased Housing and Admissions and Occupancy Departments. This small change has proven to be extremely helpful in assisting residents with the application and re -certification process. Currently all but one Federal Development, Toepfert Apartments, has a resident organization in place. Meetings have been held with the residents of Toepfert but thus far no one has stepped forward to lead. The Resident Services Department continues to work with these residents.

2001 Progress Statement : All developments have active resident associations in place. The resident services coordinator, property manager, and working foreman attend all association meetings on a monthly basis. Transportation is provided to the monthly RAB meeting to all association members who request a ride. In April the resident services coordinator and RAB members attended a Mass. Union of Public Housing Tenants 30th Annual Conference. This conference provided the members with the knowledge and information needed to strengthen their associations.

2002 Progress Statement : The HHA has upgraded its computer system to better allow its staff to manage their public housing and section 8 case loads. While the upgrade has created many problems and setbacks during the conversion stage the Authority anticipates that once these problems are worked out that the benefits derived from the new system will have been worth the effort and hardships. Staff continues to attend all pertinent trainings that will keep them informed to the many program changes being brought on by HUD. Two members of the inspection department have received certification in HUD's new Lead Paint inspection requirements. Tenant Associations continue to meet on a monthly basis. A new association was formed at Churchill Homes, the HOPE VI site. Association members attended the 2002 Mass. Union of Tenants annual conference in Worcester.

Goal Two:

The Holyoke Housing Authority will work to provide all households and individuals residing in public housing with the opportunity to access the services needed to improve their quality of life and to increase their economic situation.

Objectives:

- All Holyoke Housing Authority residents will get off TANF in their allotted time period without a penalty.
- Improve economic opportunity (self -sufficiency) for the families and individuals who reside in our housing by working with its partners, to ensure that 10% of its TANF residents are working or engaged in job training by December 31, 2001.

2000 Progress Statement : The newly staffed Resident Services Department has been identifying and outreaching to all Public Housing and Section 8 tenants who are in need of services to help them become employed. FSS Program brochures have been developed and distributed throughout the community. The FSS Program Coordinating Committee has been re-convened and a meeting on a monthly basis.

2001 Progress Statement : The FSS department has signed Contracts of Participation with 27 households and 12 of these households have active escrow accounts. 22 of these residents are now working full-time and 5 are working on a part-time basis. 30 households who have left welfare for work are participating in the rent exclusion option. All new residents who move into Toepfert Apartments or Lyman Terrace meet with an FSS case manager at lease signing. During this meeting the FSS program is explained.

2002 Progress Statement : 40 households have signed Contracts of Participation to participate in the Authority's FSS program. 16 of these families have active escrow accounts.

Goal Three:

The Holyoke Housing Authority will work to expand the range and quality of housing choices available to participants in the Holyoke Housing Authority's tenant-based assistance program and public housing program. This goal will be reached, in part, by promoting the homeownership opportunities made available through the HOPE VI program.

Objectives:

- The Holyoke Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by December 31, 2004.
- The Holyoke Housing Authority shall build 50 homeownership units by December 31, 2004.
- The Holyoke Housing Authority shall assist 15 families move from renting to homeownership by December 31, 2004.
- The Holyoke Housing Authority, utilizing the HUD sponsored ROC program, shall reduce the concentration of its voucher holders by having 10% of them living in other than low-income areas by December 31, 2004.

2000 Progress Statement : The HHA is hoping to establish a program to allow its tenant-based program participants to become homeowners utilizing the Section 8 program before the 2004 target date. Staff is in the process of reviewing 24 CFR Parts 5, 903 and 982, which will become Final Rule on October 12, 2000.

2001 Progress Statement : The Director of Housing Opportunities and the Family Self Sufficiency Coordinator have attended HUD training regarding the Section 8 Homeownership program. The HHA is working with its HOPE VI homeownership developer to establish a program that will allow public housing and section 8 residents the opportunity to purchase the homes built under Phase I. Through referral to first time homebuyer classes and in-house counseling two FSS participants have purchased homes of their own. Four other public housing residents have purchased their first homes during the year.

2002 Progress Statement: Through referral to first time homebuyer classes and in-house counseling three FSS participants have purchased homes of their own. Two other Section 8 households have purchased their first homes during the year. To increase these numbers in the coming year and to prepare households for the purchase of the first 60 HOPE VI homeownership units being built in FY 2002 - FY 2003 the Authority and its homeownership developers have finalized the Authority's Homeownership and Section 8 Homeownership Plans. Both Plans are being reviewed by legal counsel and will be submitted to HUD for

approval no later than September 30, 2002. The Authority has partnered with the City to manage the City's First-time homebuyer program. Funds for this program are provided through the HOME program. The Authority hopes to support this position through the Housing Choice Voucher FSS program coordinator NOFA. Through this program the Authority will offer certified First-Time Homebuyer workshops. Those income eligible participants graduating from the workshops will be able to apply for down payment and closing cost assistance through the HOME program.

Goal Four:

Provide a safe and secure environment in the Holyoke Housing Authority's public housing developments.

Objectives:

- The Holyoke Housing Authority shall expand the memorandum of understanding, which currently is in place under the 1998 PHDEP, with the Holyoke Police Department. The purpose of this refinement is to include HHA elderly housing developments in the agency sponsored Community Policing program. The HHA will work with the HPD to extend to our elderly residents the same coverage that is currently offered at family developments. This is to include: community police substations, visible officer presence, and crime prevention training.

2000 Progress Statement : A Community Police Sub-station is now in operation at P.A. Coughlin Apartments. The Officer on duty also covers Falcetti Towers during nightly rounds. The officer covering Toepfert Apartments also patrols Rosary Towers. The Authority continues to work with the Holyoke Police Department to develop a way to provide coverage at Zielinski and Beaudry-Boucher Apartments.

2001 Progress Statement : The HHA continues to work with the Holyoke Police Department to improve its PHDEP Community Policing Program. Modifications were made to the Plan of Operations to include more interaction between the Housing Manager and the HPD by allowing for the daily review of the Daily Police Reports. The report is now to be submitted at the end of each shift to a designated area of the substation for immediate review by the Authority's housing manager of targeted development. Community interface has been added to include, but not be limited to, contact with the tenant president, if president not available vice president, etc., at some stage of each shift. HHA will have a available list of tenant representatives.

2002 Progress Statement : The HHA and the Holyoke Police Department have forged a strong working partnership to enforce the Authority's One Strike Policy. The HPD now notifies the Authority whenever a Public Housing resident is arrested for drugs or violent criminal activity. The HPD works with the Authority through the eviction procedure and accompanies the Authority to housing court to attend the hearing. The HPD also works closely with the HHA regarding Section 8 tenants arrested for drugs and violent activity. While the addresses of all section 8 households is not known to the HPD they are willing and able to offer the same assistance in public housing arrests if the HHA notifies them of an arrest.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

| | <u>Page#</u> |
|-------------------------------------------------|--------------|
| AnnualPlan | |
| i. ExecutiveSummary | 1 |
| ii. TableofContents | 1 |
| 1. HousingNeeds | 4 |
| 2. FinancialResource s | 13 |
| 3. PoliciesonEligibility,SelectionandAdmissions | 14 |
| 4. RentDeterminationPolicies | 24 |
| 5. OperationsandManagementPolicies | 29 |
| 6. GrievanceProcedures | 30 |
| 7. CapitalImprovementNeeds | 31 |
| 8. DemolitionandDisposition | 33 |
| 9. DesignationofHousing | 33 |
| 10. ConversionsofPublicHousing | 35 |
| 11. Homeownership | 36 |
| 12. CommunityServicePrograms | 38 |

| | |
|---------------------------------------------------------------------|----|
| 13. CrimeandSafety | 40 |
| 14. Pets(InactiveforJanuary1PHAs) | 42 |
| 15. CivilRightsCertifications(includedwithPHAPlanCertif ications)42 | |
| 16. Audit | 43 |
| 17. AssetManagement | 43 |
| 18. OtherInformation | 44 |

Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

Required Attachments:

- AdmissionsPolicy forDeconcentrationPage17PHAplan
- FY2003CapitalFundProgramAnnualStatementMA005V1A1
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

Optional Attachments:

- PHAManagementOrganizationalChart
- FY2003CapitalFundProgram5YearActionPlanMA005V1A1
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)

Supporting Documents Available for Review

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations | 5YearandAnnualPlans |
| X | State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan | 5YearandAnnualPlans |
| X | FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsin areasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions' initiativestoaffirmativelyfurtherfairhousingthatrequire thePHA'sinvolvement. | 5YearandAnnualPlans |

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| 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, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| 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 |
| | 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 checked="" 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 checked="" 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 |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for | Annual Plan: Capital Needs |

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | any active CIAP grant | |
| 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 |
| X | 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 |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| X | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| X | 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 |
| X | 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 |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter

families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|-------------------------------------------------------------------------|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ability | Size | Locatio-n |
| Income <=30% of AMI | 5,5517 | 5 | 5 | 5 | 5 | 3 | 1 |
| Income >30% but <=50% of AMI | 1,617 | 5 | 5 | 5 | 5 | 3 | 1 |
| Income >50% but <80% of AMI | 1,612 | 3 | 3 | 3 | 3 | 3 | 1 |
| Elderly | 2,324 | 4 | 3 | 3 | 3 | 1 | 1 |
| Families with Disabilities | N/A | 5 | 5 | 5 | 5 | 3 | 1 |
| Race/Ethnicity White | 2,429 | 3 | 5 | 5 | 5 | 3 | 1 |
| Race/Ethnicity Hispanic | 3,302 | 5 | 5 | 5 | 5 | 3 | 1 |
| Race/Ethnicity All Other | 3,741 | 5 | 5 | 5 | 5 | 3 | 1 |
| 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 Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

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

| Housing Needsof FamiliesontheWaitingList | | | |
|--------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| 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 | 485 | | |
| Extremely low income <= 30% AMI | 187 | 41% | |
| Very low income (> 30% but <= 50% AMI) | 180 | 39% | |
| Low income (> 50% but < 80% AMI) | 91 | 20% | |
| Families with children | 379 | 83% | |
| Elderly families | 31 | 7% | |
| Families with Disabilities | 48 | 10% | |
| Race/ethnicity White | 71 | 16% | |
| Race/ethnicity Black | 18 | 4% | |
| Race/ethnicity Hispanic | 367 | 80% | |
| Race/ethnicity Asian | 2 | 0 | |
| Characteristics by Bedroom Size (Public Housing) | | | |

| HousingNeedsofFamiliesontheWaitingList | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|--|
| Only) | | | |
| 1BR | 176 | 38% | |
| 2BR | 144 | 31% | |
| 3BR | 117 | 26% | |
| 4BR | 18 | 4% | |
| 5BR | 2 | 1% | |
| 5+BR | 1 | 0 | |
| Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Ifyes: | | | |
| Howlonghasitbeenclosed(#ofmonths)? | | | |
| DoesthePHAexpecttoopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| HousingNeedsofFamiliesontheWaitingList | | | |
|---------------------------------------------------------------------------------------------|-------------|------------------|----------------|
| Waitinglisttype:(selectone) | | | |
| <input checked="" type="checkbox"/> Section8tenant -basedassistance | | | |
| <input type="checkbox"/> PublicHousing | | | |
| <input type="checkbox"/> CombinedSection8andPublicHousing | | | |
| <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) | | | |
| Ifused,identifywhichdevelopment/subjurisdiction: | | | |
| | #offamilies | %oftotalfamilies | AnnualTurnover |
| Waitinglisttotal | 498 | | 7% |
| Extremelylow income<=30%AMI | 196 | 39% | |
| Verylowincome (>30%but<=50%AMI) | 196 | 39% | |
| Lowincome (>50%but<80%AMI) | 106 | 21% | |
| Familieswith children | 383 | 77% | |
| Elderlyfamilies | 32 | 6% | |
| Familieswith Disabilities | 83 | 17% | |
| Race/ethnicity White | 64 | 13% | |
| Race/ethnicity Black | 19 | 4% | |

| Housing Needs of Families on the Waiting List | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|--|
| Race/ethnicity Hispanic | 413 | 83% | |
| Race/ethnicity Asian | 2 | 0 | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 227 | 46% | |
| 2BR | 164 | 33% | |
| 3BR | 93 | 19% | |
| 4BR | 10 | 2% | |
| 5BR | 3 | 0 | |
| 5+BR | 1 | 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)? On 01/06/03 the HHA adopted to maintain an open waiting list policy and along with 40 other PHA's joined the state wide centralized waiting list system managed by Mass NAHRO. | | | |
| 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:

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)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below) Phase II of HOPE VI will break ground in October 2002 and will provide another 50 units of affordable rental housing. The marketing of the 60 homeownership units will continue throughout the year.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below) Through the Authority's FSS program and 2000 ROSS grant residents will be offered the services needed to access opportunities for training, information and other support to enable them to become employed.

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

Strategy1:Target availableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)ThroughtheAuthority'sFSSprogramand2000ROSS grantresidentswillbeofferedtheservicesneededtoaccessopportunitiesfortraining, informationandothersupportstoenablethemtobecomeemployed.

Need:SpecificFamilyTypes:The Elderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome available
- Other:(listbelow)ThroughtheHHA'sBridgingTheGapgrantselderswillbe offeredtransportationandtranslationservices.

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: Targetavailableassistancet oFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucher targetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)ThroughPhaseIofHOPEVI,fourhandicappedaccessible rentalunitshavebeencreated.Threehandicappedaccessibleunitswillbedevelopedin PhaseII.Fourhandicappedaccessiblehomeownershipunitswillbecreatedduringthe homeownershipcomponentofPhaseIwhichbrokegroundinthefallof2002.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

The Authority's waiting list also reveals a need for affordable housing and the following is the Authority's strategy to address these problems.

- The HHA is currently implementing a \$40 million HOPE VI grant which has resulted in the demolition of 219 units of family public housing and will provide 100 rental units and 172 home ownership units at completion. The rental units are two and three bedrooms which the analysis shows the most need for. Also, 50 units of new construction, known as the Ramos Settlement, are also being developed. During FY 2002 the Authority completed construction on three duplexes creating six units of affordable housing. Currently the Authority has site control of seven parcels of property and construction on them should begin this year. Twenty-five of these units will be targeted for home ownership. We will also apply for other resources from HUD as funds become available. The waiting list analysis shows that 20% of Public Housing and 21% of Section 8 applicants have incomes between 50% and 80% of the median. The Authority will identify and offer extensive First Time Home Buyers counseling to these families so they are ready to "purchase a home" once construction is completed in the HOPE VI program/Ramos.
- The Authority's FSS program has been very successful in assisting families with setting and obtaining goals toward employment. The Resident Services Department will continue to counsel all interested residents with the goal of helping them reach economic sufficiency so that the ultimate goal of home ownership is achieved.
- The elderly waiting list has diminished significantly over the past years. The Authority currently has 335 elderly units. As reported in the analysis, 7% of the applicants are elderly. The Authority believes that elderly residents are no longer applying to the HHA for housing due to the fact that many non-elderly tenants are residing in the buildings. The FY 2000-2004 Consolidated Plans show that 54% of the City's elderly are experiencing problems with housing. To meet this need the Authority will develop an allocation plan to designate one or two of four elderly developments "elderly only". This plan will be submitted in FY 2003.

- Because of the HOPE VI Program, our Comprehensive Grant funding will be targeted toward our elderly developments. It is our hope that this will make them more competitive with some of the local elderly high -rises. The Authority will begin a progressive marketing campaign to attract Holyoke elderly to our elderly developments.
- We are entering our fifth year of offering Section 8 household services of a Section 8 Family Self -Sufficiency Services Coordinator. This position has allowed us to expand our counseling efforts to all Section 8 recipients. We have also expanded the Resident Services Department to offer FSS counseling to all subsidized households by hiring a Public Housing Family Self -Sufficiency Services Coordinator.
- The HHA will continue to target those individuals for extensive counseling whom may be in a position to be first time home buyers. The City's 2000 -2004 Consolidated Plan set home ownership for low and moderate persons as a high priority. The Authority has requested funding through HUD for a FSS Homeownership Coordinator. If awarded this position the Authority will be able to provide greater in house counseling to those residents who wish to purchase their first home.
- Both the waiting list and consolidated plan demonstrate that the Hispanic population shows the greatest need for affordable housing. Our front line staff, who are primarily Hispanic, will continue to work closely with this population on economic self sufficiency.

(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.StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederal publichousingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlan year.Note:thetableassumes thatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indicatetheuseforthosefundsasoneofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingssafety/security,publichousingssupportiveservices, Section8tenant -basedassistance,Section8supportiveservicesorother.

| FinancialResources: PlannedSourcesandUses | | |
|--------------------------------------------------------------------------------|------------------|---------------------|
| Sources | Planned\$ | PlannedUses |
| 1. FederalGrants(FY2003grants) | | |
| a) PublicHousingOperatingFund | \$2,279,633.00 | |
| b) PublicHousingCapitalFund | \$1,298,164.00 | |
| c) HOPEVIRevitalization | | |
| d) HOPEVIDemolition | | |
| e) AnnualContributionsforSection 8Tenant -BasedAssistance | \$6,161,739.00 | |
| f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds) | | |
| g) ResidentOpportunityandSelf - SufficiencyGrants | \$50,000.00 | |
| h) CommunityDevelopmentBlock Grant | | |
| i) HOME | | CityofHolyoke |
| OtherFederalGrants(listbelow) | | |
| | | |
| 2.PriorYearFederalGrants (unobligatedfundsonly)(list below) | | |
| MA06P005501-02 | \$115,000.00 | CapitalImprovements |
| MA06P005501-01 | \$10,000.00 | CapitalImprovements |
| MA06P005018PDEV -18 | \$2,258,286.00 | NewConstruction |
| MA06P005017PDEV -32 | \$1,904,179.00 | NewConstruction |
| MA06URD0051196 | \$5,150,538.00 | HOPEVI |
| MA06DEP0050101 | \$60,118.00 | DrugElimination |
| MA06DEP0050100 | \$6,200.00 | DrugElimination |
| MA00RSF005P0011 | \$77,205.00 | ResidentServices |
| 3.PublicHousingDwellingRental Income | \$1,413,732.00 | HHAoperations |

| Financial Resources: Planned Sources and Uses | | |
|--------------------------------------------------|----------------|----------------|
| Sources | Planned \$ | Planned Uses |
| | | |
| | | |
| 4. Other income (list below) | | |
| Investments | \$32,724.00 | HHA operations |
| Washer/Dryer | \$68,948.00 | HHA operations |
| 5. Non -federal sources (list below) | | |
| State/Local | \$3,156,776.00 | HHA operations |
| | | |
| | | |
| Total resources | \$24,043,242 | |
| | | |
| | | |
| | | |

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: (state number)
- When families are within a certain time of being offered a unit: three (3) months
- 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) Applicants who wish to apply for Churchill Home units may also apply at the management office at 4 Resnic Blvd.

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? 1

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? 2

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 of or are removed from the waiting list? (select one)

- One - unless the offer is for deconcentration purposes. If declined, this does not affect the applicant's place on the waiting list.
- 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 admission 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: (list below) To meet deconcentration goals

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Resident Working Veteran
- Resident Working
- Resident Veteran
- Resident
- nonresident working Veteran
- nonresident working
- Nonresident Veteran
- Nonresident

Preference 2. Also applies to residents who are elderly, disabled or victims of domestic abuse.

Preference 6. Also applies to nonresidents who are elderly, disabled or victims of domestic abuse.

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- x 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 -#2
resident and #6 nonresident
- Veterans and veterans' families -#1 working resident veteran, #3 non-working residents, #5 working nonresident veterans and #7 nonworking nonresident veterans.
- Residents who live and/or work in the jurisdiction -#2
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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)
- #1-Resident Working Veteran
 - #2-Resident Working
 - #3-Resident Veteran
 - #4-Resident
 - #5-Nonresident working Veteran
 - #6-Nonresident working
 - #7-Nonresident Veteran
 - #8-Nonresident
- Preference #2 also applies to residents who are elderly, disabled or victims of domestic abuse.
- Preference #6 also applies to nonresidents who are elderly, disabled or victims of domestic abuse.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures 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 No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below) The Authority's deconcentration policy and deconcentration incentives are stated in chapter 10 of the Authority's Admissions and Continued Occupancy Policy.

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

Exemptions: 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)

(2) Waiting List Organization

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

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project -based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -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: If the family documents their efforts and additional time can reasonably be accepted to result in success or the family includes a member with a disability.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability -#2 resident and #6 nonresident
- Veterans and veterans' families -#1 working resident veteran, #3 non-working residents, #5 working nonresident veterans and #7 nonworking nonresident veterans.
- Residents who live and/or work in your jurisdiction -#2
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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)
 - #1-Resident Working Veteran
 - #2-Resident Working
 - #3-Resident Veteran
 - #4-Resident
 - #5-Nonresident working Veteran
 - #6-Nonresident working
 - #7-Nonresident Veteran
 - #8-Nonresident

Preference #2 also applies to residents who are elderly, disabled or victims of domestic abuse.

Preference #6 also applies to nonresidents who are elderly, disabled or victims of domestic abuse.

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.

Date and Time

Former Federal preferences

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

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 contributes to meeting income goals (broad range of incomes)
- Household that contributes 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)
 - Resident Working Veteran
 - Resident Working
 - Resident Veteran
 - Resident
 - nonresident working Veteran
 - nonresident working
 - Nonresident Veteran
 - Nonresident

Preference 2. Also applies to residents who are elderly, disabled or victims of domestic abuse.

Preference 6. Also applies to nonresidents who are elderly, disabled or victims of domestic abuse.

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 plans 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 preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below) Local community access television, flyersto arealocal non profit agencies and community service organizations.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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)

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

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

3. If yes to question 2, list these policies below :

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

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

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

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

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

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent determination:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) Reporting on income is at family's option, reporting on family composition is required at all times.

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)

The housing authority is currently reviewing the operating costs of four developments in order to set a flat rent for each. The housing authority is waiting for final rule regulation to be published before flat rents are finalized and offered to residents. Currently using ceiling rents which are 100% FMR tenants to choose ceiling rent.

B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- 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)

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

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

- 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)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) rents of non-assisted units.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---------------------------------------------------------------------|---------------------------------------------------|--------------------------|
| Public Housing | | |
| Section 8 Vouchers | | |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| | | |
| | | |
| Other Federal Programs (list individually) | | |
| | | |
| | | |

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of

publichousing,includingadescriptionofanymeasuresnecessaryfortheventionoreradicationof pestinfestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

(2)Section8Management:(listbelow)

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6. Section8 -OnlyPHAsareexemptfromsub -component6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for 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 24CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office

Other(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredto completethiscomponentand mayskipto Component8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAsthatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.AllotherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activitiessthePHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviability ofitspublichousingdevelopments.Thisstate mentcanbecompletedbyusingtheCFPAAnnual StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanatAttachment(statename)MA005VIA1

-or-

TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected, copytheCFPAAnnualStatementfromtheTab leLibraryandinsertthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No:IssthePHAprovidinganoptional5 -YearActionPlanforthe CapitalFund?(ifno,skiptosub -component7B)

b. Ifyestoquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto thePHAPlanatAttachment(statename)MA005VIA1

-or-

TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpu blichousing.Identifyanyapproved HOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFund ProgramAnnualStatement.

- Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno, skiptoquestionc;ifyes,provideresponsestoquestionbfor eachgrant,copyingandcompletingasmanytimesasnecessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Development name:ChurchillHomes

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- Yes No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrant in thePlanyear?
Ifyes,listdevelopmentname/sbelow:

- Yes No:d)WillthePHAbeengaginginanymixed -financedevelopment activitiesforpublichousinginthePlanyear?
Ifyes,listdevelopmentsoractivitiesbelow:

- Yes No:e)WillthePHAbeconductinganyotherpublichousing developmentorreplacementactivitiesnotdiscussedinthe CapitalFundProgramAnnualStatement?
Ifyes,listdevelopmentsoractivitiesbelow:
TheAuthoritywillcontinewithconstructionundertheRamos ConsentDecree.

8.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof 1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,complete oneactivitydescription foreachdevelopment.)

2.ActivityDescription

- Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

| Demolition/DispositionActivityDescription | |
|------------------------------------------------------------------------|--|
| 1a.Developmentname: | |
| 1b.Development(project)number: | |
| 2.Activitytype:Demolition <input type="checkbox"/> | |
| Disposition <input type="checkbox"/> | |
| 3.Applicationstatus(selectone) | |
| Approved <input type="checkbox"/> | |
| Submitted,pendingapproval <input type="checkbox"/> | |
| Plannedapplication <input type="checkbox"/> | |
| 4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY) | |
| 5.Numberofunitsaffected: | |
| 6.Coverageofaction(selectone) | |
| <input type="checkbox"/> Partofthedevelopment | |
| <input type="checkbox"/> Totaldevelopment | |
| 7.Timelineforactivity: | |
| a.Actualorprojectedstartdateofactivity: | |
| b.Projectendddateofactivity: | |

9. DesignationofPublicHousingforOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

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: <u> (DD/MM/YY) </u> | |
| 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 HUD FY1996 HUD Appropriations Act

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

2. Activity Description

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

| Conversion of Public Housing Activity Description | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. What is the status of the required assessment? | |
| <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) | |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | |
| <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD /MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway | |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) | |
| <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 HOPEVI demolition application (date submitted or approved:) |
| <input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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 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: | Oakhill |
| 1b. Development (project) number: | MA005021 |
| 2. Federal Program authority: | <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: | 15/05/2003 |
| 5. Number of units affected: | 19 |
| 6. Coverage of action: (select one) | <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

more than 100 participants

b. PHA - established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(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

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 programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other: Are representative from the Holyoke TAN F office sit on the Authority's FSS Coordinating Committee.

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---------------------------------------------|----------------------------------------------------------------|----------------------------------------------------|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

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

C. Welfare Benefit Reductions

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

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

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

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

MA005-001 Lyman Terrace and MA005 -003 Toepfert Apartments.

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

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

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

Other(describ below)

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

MA005-001 Lyman Terrace and MA005 -003 Toepfert Apartments.

C. Coordination between PHA and the police

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

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

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

MA005-001 Lyman Terrace and MA005 -003 Toepfert Apartments.

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.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16.Fiscal Audit

[24CFRPart903.79(p)]

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

17.PHA Asset Management

[24CFRPart903.79(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 (Filename)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe) Appointed by Mayor to five -year term.

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

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: Holyoke, Chicopee, Westfield Consortium

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Opportunities for First - Time Homeownership
- Other: (list below)

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

Holyoke lagsthe nation in homeownership percentages, to counter this; the City has set a high priority in its FY2000 -2004 Consolidated Plan priorities to focus on homeownership projects. The Authority will assist the City in reaching this goal with the construction of 172 affordable homeownership units under the HOPE VI grant. The City has set a strategy to undertake large scale rental projects only as part of the Churchill HOPE VI project. In addition the City has set a five -year goal to construct or rehab 100 rental units under HOPE VI. The Authority will work together with the City to meet this five -year goal with the construction of 100 affordable rental units under the Hope VI grant, Phase I and Phase II, and the Ramos Consent Decree.”

D. Other Information Required by HUD

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

Resident Membership of the PHA Governing Board

- The Holyoke Housing Authority Board of Commissioners is comprised of five members.
- The Mayor of Holyoke appoints four of the five members.
- The Governor of Massachusetts appoints one Commissioner.
- One of the Mayoral appointees must be a resident of the Holyoke Housing Authority and another is a labor representative.
- All Commissioners are appointed to five-year terms.
- Mary Hunter, a resident of Falcetti Towers, is currently the tenant representative to the board. Ms. Hunter's term will expire in 2005.

Membership of the Resident Advisory Board

- Mary Hunter, Falcetti Towers
- Sonia Gonzalez, Lyman Terrace
- Nancy Jourdain, John J. Zielinski Apartments
- Theresa Jones, P.A. Coughlin Apartments
- Nelson Maisonett, Rosary Towers
- Damaris Maldonado, Toepfert Apartments
- Brenda Arroyo, Beaudoin Village
- Maria Rodriguez, Seibel Apartments
- Jackie Santiago, Section 8 program
- Libby Medina, Section 8 program
- Martha Ferrer, Section 8 program
- Catherine Ross, Section 8 program

The Resident Services Coordinator discussed the FY 2003 Agency Plan with attendees at Resident Association meetings during spring and early summer seeking input and volunteers. No one contacted the Authority to volunteer his or her time.

Attachments

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

Assessment of the change in racial, ethnic, or disability -related resident composition at Churchill Homes -MA005020:

| Race Composition | Initial Mix | Current Mix |
|------------------|-------------|-------------|
| White | 48 | 47 |
| Black | 2 | 3 |

| Ethnicity Composition | Initial Mix | Current Mix |
|-----------------------|-------------|-------------|
| Hispanic | 47 | 47 |
| Non-Hispanic | 3 | 3 |

| Disability Composition | Initial Mix | Current Mix |
|------------------------|-------------|-------------|
| Disabled HOH | 15 | 15 |
| Non-Disabled HOH | 35 | 35 |

It had been requested that the Authority extract this data from the Multifamily Tenant Characteristic (MTCS) system. It appears that the PIC system is not able to provide this information through its Ad Hoc report module. The Authority requested assistance from both PIC help and Terry Smith, Boston Field office PIC Coach. The Ad Hoc report module is not able to analyze fields 3j -disability, 3k -race or 3m -ethnicity. Please advise if there is another report offered through the PIC system that allows for the analysis of the requested data.

PHAPlan TableLibrary

Component7 CapitalFundProgramAnnualStatement PartsI,II,andIII

AnnualStatement CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber FFYofGrantApproval: (MM/YYYY)

OriginalAnnualStatement

| LineNo. | SummarybyDevelopmentAccount | TotalEstimated Cost |
|---------|-------------------------------------------------------|------------------------|
| 1 | TotalNon -CGPFunds | |
| 2 | 1406Operations | |
| 3 | 1408ManagementImprovements | |
| 4 | 1410Administration | |
| 5 | 1411Audit | |
| 6 | 1415LiquidatedDamages | |
| 7 | 1430FeesandCosts | |
| 8 | 1440SiteAcquisition | |
| 9 | 1450SiteImprovement | |
| 10 | 1460DwellingStructures | |
| 11 | 1465.1DwellingEquipment -Nonexpendable | |
| 12 | 1470NondwellingStructures | |
| 13 | 1475NondwellingEquipment | |
| 14 | 1485Demolition | |
| 15 | 1490ReplacementReserve | |
| 16 | 1492MovingtoWorkDemonstration | |
| 17 | 1495.1RelocationCosts | |
| 18 | 1498ModUsedforDevelopment | |
| 19 | 1502Contingency | |
| 20 | AmountofAnnualGrant(Sumoflines 2 -19) | |
| 21 | Amountofline20RelatedtoLBPActivities | |
| 22 | Amountofline20RelatedtoSection504Compliance | |
| 23 | Amountofline20RelatedtoSecurity | |
| 24 | Amountofline20RelatedtoEnergyConservation 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 | | | | | |

Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

| | | |
|------------------------------------|------------------------------------------------------------------------------|------------------------------|
| PHAName: HOLYOKE HOUSING AUTHORITY | Grant Type and Number Comprehensive Grant Program Grant No: MA06P00570899 | Federal FY of Grant: 1999 |
|------------------------------------|------------------------------------------------------------------------------|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **June 30, 2002**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|----------------|-------------------|----------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non - CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | \$61,864 | \$61,864 | \$61,864 | \$61,864 |
| 4 | 1410 Administration | \$153,300 | \$153,300 | \$153,300 | \$153,300 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$91,640 | \$86,450.70 | \$86,450.70 | \$86,450.70 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$5,140 | \$5,140 | \$5,140 | \$5,140 |
| 10 | 1460 Dwelling Structures | \$1,221,064 | \$1,226,253.05 | \$1,226,253.05 | \$1,222,051.67 |
| 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 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,533,008 | \$1,533,008 | \$1,383,211.94 | \$826,853.96 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

| PHAName: HOLYOKE HOUSING AUTHORITY | | Grant Type and Number Comprehensive Grant Program Grant No: MA06P00570899 | | | Federal FY of Grant: 1999 | | | |
|------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------|----------------------------------|----------------------------------|-------------------------------------|-----------------------------|-----------------------------|
| 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 | Funds Obligated | Funds Expended | |
| HHA-Wide | Management Improvements Computer upgrades & software | 1408 | | \$61,864 | \$61,864 | \$61,864 | \$61,864 | Complete |
| HHA-Wide | Administrative Salaries & Benefits | 1410 | | \$153,300 | \$153,300 | \$153,300 | \$153,300 | Complete |
| MA5 -01 Lyman Terrace | Roof replacement Advertising/printing/A&E Fees | 1460 1430 | 167 | \$746,204 \$52,640 | \$760,264.77 \$64,241.70 | \$746,204 \$52,640 | \$532,895.77 \$52,640 | Contract near completion |
| MA5 -13 Rosary Tower | Comprehensive Modernization Replace (2) Elevators A&E Fee Advertising/printing | 1460 1430 1430 | 100 | \$327,000 \$21,000 \$3,000 | \$321,752 \$21,000 \$1,209 | \$327,000 \$21,000 \$1,063.94 | 0 \$16,800 \$1,063.94 | Const. started Ongoing |
| MA5-6 & MA5-13, Falcetti & Rosary Towers | Replace windows & balcony doors A&E Fee Advertising/printing | 1460 1430 1430 | 185 | \$147,860 \$13,000 \$2,000 | \$132,426.87 0 0 | 0 \$3,190.34 0 | 0 0 0 | Bidding in July |
| MA5 -04 Zielinski Apt | Replace burned out hot water storage Tanks | 1460 | 62 | 0 | 0 | 0 | 0 | |
| MA5 -5A Coughlin Apt | A&E Fee Advertising/printing | 1430 1430 | 54 | 0 | 0 | 0 | 0 | |
| MA5 -5B Beaudry-Boucher | | | 34 | | | | | |

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part II: Supporting Pages

| PHAName: HOLYOKE HOUSING AUTHORITY | | Grant Type and Number Comprehensive Grant Program Grant No: MA06P00570899 | | | | Federal FY of Grant: 1999 | | |
|--------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|----------------------|------------|----------------------------------|-------------------|-------------------|
| 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 | Funds Obligated | Funds Expended | |
| MA5 -06 Falcetti Tower | Incinerator Removal | 1460 | 85 | 0 | \$3,150.25 | \$3,150.25 | \$3,150.25 | Complete |
| MA5 -01 Lyman Terrace | Install new air conditioning system In community rooms | 1460 | | 0 | \$8,659.41 | \$8,659.41 | 0 | Work underway |
| MA5 -03 Toepfert Apts | | | | | | | | |
| MA5 -04 Zielinski Apt | Treer removal and stump grinding Clearing brush & pruning | 1450 | | \$5,140 | \$5,140 | \$5,140 | \$5,140 | Complete |
| MA5 -5B Beaudry-Boucher | | | | | | | | |
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Annual Statement/Performance and Evaluation Report

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

| | | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHAName: HOLYOKE HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: MA06P00550100 Replacement Housing Factor Grant No: | Federal FY of Grant: 2000 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **June 30, 2002**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|----------------|-------------------|--------------|
| | | Original | Revised (rev2) | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | \$61,864 | \$11,125.32 | \$11,125.32 | \$11,125.32 |
| 4 | 1410 Administration | \$153,300 | \$147,704.00 | \$147,704.00 | \$145,466.15 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$94,900.00 | \$101,472.00 | \$101,472.00 | \$18,440.47 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | \$24,710.00 | \$24,710.00 | \$24,710.00 |
| 10 | 1460 Dwelling Structures | \$1,166,976.00 | \$1,075,449.09 | \$346,676.81 | \$255,839.80 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | \$114,401.49 | \$32,954.63 | \$32,954.63 |
| 13 | 1475 Nondwelling Equipment | | \$2,178.10 | \$2,178.10 | \$2,178.10 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,477,040 | \$1,477,040 | \$666,820.86 | \$490,714.47 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHAName: HOLYOKE HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: MA06P00550100 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 (rev2) | Funds Obligated | Funds Expended | |
| HHA-Wide | Management Improvements | 1408 | | \$61,864 | \$11,125.32 | \$11,125.32 | \$11,125.32 | complete |
| | Computer upgrades & software | | | | | | | |
| HHA-Wide | Administrative Salaries & Benefits | 1410 | | \$153,300.00 | \$147,704.00 | \$147,704.00 | \$145,466.15 | complete |
| HA-Wide | A&E Fees & Costs, Advertising | 1430 | | \$94,900.00 | \$101,472.00 | \$101,472.00 | \$18,440.47 | Under contract |
| MA5 -01 Lyman Terrace | Site Improvements, walks, steps Curbs, drainage | 1460 | 167 | \$196,976.00 | 0 | 0 | 0 | Use 1450 |
| MA5 -01 Lyman Terrace | Replace Doors & Windows | 1460 | 167 | \$595,000.00 | 0 | 0 | 0 | Budget rev |
| MA5-6 & MA5-13, Falcetti & Rosary Towers | Replace windows & balcony doors | 1460 | 185 | \$375,000 | \$330,188.67 | \$330,188.67 | \$239,351.66 | Completing |
| MA5 -04 Zielinski Apt | Comprehensivemod. Kitchens & Baths Relocate Laundry | 1460 1470 | 62 | 0 | \$299,667 | 0 | 0 | Bid in Sept. 02 |
| MA5 -5A Coughlin Apt | Comprehensivemod. Kitchens & Baths Relocate Laundry | 1460 1470 | 54 | 0 | \$264,772 | 0 | 0 | Bid in Sept. 02 |
| MA5 -5B Beaudry-Boucher | Comprehensivemod. Kitchens & Baths | 1460 | 34 | 0 | \$164,333 | 0 | 0 | Bid in Sept. 02 |

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

| PHAName: HOLYOKEHOUSINGAUTHORITY | | Grant Type and Number Capital Fund Program Grant No: MA06P00550100 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 (rev2) | Funds Obligated | Funds Expended | |
| MA5 -06 Falcetti Tower | Install security screens at all ground level windows | 1460 | 85 | 0 | \$14,610 | \$14,610 | \$14,610 | Complete |
| MA5 -06 Falcetti Tower | Replace maintenance overhead door | 1470 | | 0 | \$1,860 | \$1,860 | \$1,860 | Complete |
| HHA-Wide | Refurnish accounting office | 1470 | | 0 | \$13,129.63 | \$13,129.63 | \$13,129.63 | Complete |
| HHA-Wide | Computer equipment | 1475 | | 0 | \$2,178.10 | \$2,178.10 | \$2,178.10 | Complete |
| MA5 -01 Lyman Terrace | Replace problematic site drainage | 1450 | 167 | 0 | \$24,710.00 | \$24,710.00 | \$24,710.00 | Complete |
| MA5 -01 Lyman Terrace | Replace stair railing | 1460 | 167 | 0 | \$1,878.14 | \$1,878.14 | \$1,878.14 | Complete |
| MA5 -03 Toepfert Apts. | Clean, repaint, repair stairwells & halls, including floors, repair floor in com - -munity rooms | 1470 | 93 | 0 | \$63,411.86 | \$17,965.00 | \$17,965.00 | Ongoing |

Annual Statement/Performance and Evaluation Report

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

| | | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHAName: HOLYOKE HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: MA06P00550101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **June 30, 2002**
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|-------------|-------------------|-------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | \$50,000 | \$39,978.77 | \$12,451.10 |
| 3 | 1408 Management Improvements | \$75,000 | \$10,000 | \$3,826.16 | \$3,826.16 |
| 4 | 1410 Administration | \$137,358 | \$104,380 | \$104,380.00 | 0 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$325,000 | \$100,000 | \$868.47 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$506,449 | \$766,427 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non Dwelling Structures | | \$10,000 | 0 | 0 |
| 13 | 1475 Non Dwelling Equipment | | \$3,000 | \$2,327.45 | \$640.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,043,807 | \$1,043,807 | \$151,380.85 | \$16,917.26 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHAName: HOLYOKE HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: MA06P00550101 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 | Funds Obligated | Funds Expended | |
| HHA-Wide | Operations | 1406 | | 0 | \$50,000 | \$39,978.77 | \$12,451.10 | Ongoing |
| HHA-Wide | Management Improvements Computer upgrades & software | 1408 | | \$75,000 | \$10,000 | \$3,826.16 | \$3,826.16 | Ongoing |
| HHA-Wide | Administrative Salaries & Benefits | 1410 | | \$137,358 | \$104,380 | \$104,380 | 0 | To draw down |
| HA-Wide | A&E Fees & Costs, Advertising | 1430 | | \$325,000 | \$100,000 | \$868.47 | 0 | Under contract |
| MA5 -01 Lyman Terrace | Comprehensive Modernization | 1460 | 167 | \$506,449 | 0 | 0 | 0 | Budget rev |
| MA5 -04 Zielinski Apt | Comprehensive mod. Kitchens & Baths New flooring, painting, electrical | 1460 | 62 | 0 | \$316,790 | 0 | 0 | Indesign |
| MA5 -5A Coughlin Apt | Comprehensive mod. Kitchens & Baths New flooring, painting, electrical | 1460 | 54 | 0 | \$275,914 | 0 | 0 | Indesign |
| MA5 -5B Beaudry-Boucher | Comprehensive mod. Kitchens & Baths New flooring, painting, electrical | 1460 | 34 | 0 | \$173,723 | 0 | 0 | Indesign |
| HA-Wide | Re-arrange main office reception area for security | 1470 | | 0 | \$10,000 | 0 | 0 | Conceptual |
| HA-Wide | Computer equipment & upgrades | 1475 | | 0 | \$3,000 | \$2,327.45 | \$640 | As needed |

Annual Statement/Performance and Evaluation Report

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

| | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHAName: H OLYOKE HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00550101 | Federal FY of Grant: 2001 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: June 30, 2002
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 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 | 1499 Development Activities | \$330,074 | | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$330,074 | | 0 | 0 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report

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

| | | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHAName: HOLYOKE HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: MA06P00550103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

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

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | \$40,000 | | | |
| 3 | 1408 Management Improvements | \$15,000 | | | |
| 4 | 1410 Administration | \$98,045 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$50,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$777,409 | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non Dwelling Structures | | | | |
| 13 | 1475 Non Dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$980,454 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHAName: HOLYOKEHOUSINGAUTHORITY | | Grant Type and Number Capital Fund Program Grant No: MA06P00550103 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 | Funds Obligated | Funds Expended | |
| HA-Wide | Operations | 1406 | | \$40,000 | | | | |
| HA-Wide | Computer Software | 1408 | | \$15,000 | | | | |
| Mgmt | | | | | | | | |
| Improvements | | | | | | | | |
| HA-Wide | Administrative salaries & benefits | 1410 | | \$98,045 | | | | |
| Admin | | | | | | | | |
| HA-Wide | A&E Services | 1430 | | \$50,000 | | | | |
| Fees & Costs | | | | | | | | |
| MA5 -04 | Window replacement | 1460 | 62 | \$325,000 | | | | |
| J.J.Zilinski | Ceilings, Make -up air system | | | | | | | |
| Apartments | Electrical panel upgrade | | | | | | | |
| MA5 -05A | Window replacement | 1460 | 54 | \$315,000 | | | | |
| P.A.Coughlin | Ceilings, Make -up air system | | | | | | | |
| Apartments | Electrical panel upgrade | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

| | | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHAName: HOLYOKE HOUSING AUTHORITY | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00550103 | Federal FY of Grant: 2003 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

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

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 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 | 1499 Development Activities | \$317,710 | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$317,710 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security — Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security — Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

CapitalFundProgramFive -YearActionPlan

PartI:Summary

| PHAName: HOLYOKEHOUSING AUTHORITY | | <input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo: | | | |
|----------------------------------------|---------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Development Number/Name/HA- Wide | Year1 | WorkStatementforYear2 FFYGrant:2004 PHAFY: | WorkStatementforYear3 FFYGrant:2005 PHAFY: | WorkStatementforYear4 FFYGrant:2006 PHAFY: | WorkStatementforYear5 FFYGrant:2007 PHAFY: |
| | Annual Statement | | | | |
| MA5-01LymanTerr. | | 400,000 | 826,074 | 826,074 | 826,074 |
| MA5-03ToepfertApt | | | | | |
| MA5-04ZilinskiApt | | | | | |
| MA5-5ACoughlin | | | | | |
| MA5-5BBeaudry - | | | | | |
| MA5-6Falcetti | | 175,000 | | | |
| MA5-13Rosary | | 251,074 | | | |
| HA-Wide | | 154,380 | | 154,380 | 154,380 |
| | | | | | |
| CFPFundsListedfor 5-yearplanning | | 980,454 | 980,454 | 980,454 | 980,454 |
| | | | | | |
| ReplacementHousing FactorFunds | | 317,710 | 317,710 | 317,710 | 317,710 |

