

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

PHA Plan Agency Identification

PHA Name: Brockton Housing Authority

PHA Number: MA024

PHA Fiscal Year Beginning: (mm/yyyy) 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
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

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 Brockton Housing Authority mission is to provide decent, safe and affordable housing to low and moderate-income residents and provide economic opportunities through self-sufficiency and home ownership programs.

B. Goals

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

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

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

The Authority continues to work with local public and private agencies to identify And develop housing units for low and moderate-income residents. The

Authority

Plans to add twenty units in the next five years. The authority has developed two duplexes for rent to low income residents and two single family homes for sale to

Family Self-Sufficiency participants. The funding for these projects has been secured through a combination of the City of Brockton's HOME Funds administered by the Brockton Redevelopment Authority (local and Federal). The Brockton Credit Union (private) and the Department of Housing and Community Development (state). We are currently developing a third single family home on Sheridan Street in the City for sale to a low income resident through collaboration with the YMCA and Youth Build.

The Youth Build collaborative not only provides homeownership opportunities to Low-income families it also helps to combat the high incidence of juvenile crime, Youth unemployment and dropouts in the Pleasant Prospect area and northern downtown neighborhoods. The rates of these youth problems are nearly double the rest of the City. The Youth Build Brockton Program will be supported as a high priority anti-poverty strategy.

The Youth Build Program has also proven itself as an effective vehicle in Brockton for involving dropout youth recruited from public and other subsidized housing in vocational training while contributing to the supply of affordable housing in the poorest neighborhoods. Youth Build is included as a modern program to impact both on the need to provide important intervention services to at risk youth and to provide needed affordable housing.

We have also developed plans in conjunction with the Brockton Redevelopment Authority for a third duplex on Essex Street for rent to low-income families. These units will become part of our State subsidized public housing portfolio.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: The Authority has made a number of changes to prepare for the PHAS scoring this year, including the development of a inspection protocol in preparation of Federal Contracted inspections. In our last REAC inspections the Authority received a cumulative score of 87% (26 of 30 possible points)
(PHAS score) FY 2000 = 87% 2002 N/A at time of this report
 - Improve voucher management: (SEMAP score) 100% The Authority continues to work to maximize the lease-up rate in all rental assistance programs. A Leasing Coordinator position was established to ensure that deconcentration and maximum lease-up rates are achieved. The anticipated lease up rate for the section 8 program for 2002 will be 100%. It is our intent to maintain this level to ensure the maximum benefit to our participants and the community.
 - Increase customer satisfaction: The Authority continues to work with residents through the Tenant Organizations to identify areas that the residents feel

Need improvement. In our surveys, security has been identified as an issue. We Have developed a crime prevention team, which meets on a monthly basis to Discuss issues and reviews strategies. The City of Brockton has assigned three Community Police Officers to work exclusively with the Brockton Housing Authority. The Authority has around the clock police coverage. The Authority is also working with the Resident Advisory Board to develop and adopt selected policies to address a number of concerns brought by that Board.

Concentrate on efforts to improve specific management functions: The Authority continues a comprehensive and ongoing training program for for all Maintenance and Management staff addressing PHAS Physical Inspections Resident Satisfaction, Manangment Operations and Finacial Accountability. The Authority is also an active member of the Section 8 Administrator Association, an industry group formed to ensure that all members are aware of current and future changes in the program and to develop best practices. (list, e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: Please refer to the comprehensive grant one and five-year plans attached.

Demolish or dispose of obsolete public housing: **The Authority has no plans to demolish any public housing.**

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling: The Authority has established a Leasing Coordinator position. This person will be responsible for conducting orientations, landlord outreach and maximizing lease-up rates. The Authority also works with the Brockton Area Help line and the Latino Health institute who assist our participants in housing search.

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: The authority has traditionally had a high concentration of very low-income families in the complexes. In 1996 an alternative selection criteria was established giving preference to residents who work, go to school or have higher incomes. This has somewhat allowed a mix of incomes in the complexes. The majority of applicants for public and Section 8 assistance are very low income. All complexes fall within the average income range allowed by current regulation.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Please see previous answer.

Implement public housing security improvements: The Authority has included security in its Comprehensive Modernization plans for each site. All Elderly/Disabled complexes are monitored by closed circuit television and have onsite security seven days a week. Family Developments have expressed a strong opposition to any remote surveillance equipment. We have supplemented the baseline police coverage of these developments through the PHDEP Grant. The Authority has a well developed no trespass (banning) policy. This policy enables the residents and management to work together to keep drug dealers and violent criminals out of our neighborhoods. The Brockton Police Department has worked with the Authority and the residents of our family developments to organize active crime watches. Hillside Village has met all the requirements set forth by the Police and Crescent Court is working towards the crime watch designation.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities): The Authority has an approved designated housing plan which allocates 25% of all non-wheelchair accessible units to non-elderly/disabled. That plan will expire on October 27, 2002. It is the intent of the Authority to request a two year extension

Other: (list below)

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (ma024a01)
- FY 2002 Capital Fund Program Annual Statement (ma024c01)
- Most recent Board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2002 Capital Fund Program 5 Year Action Plan and all other open grants
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Pet Policy (ma024b01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
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 certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; 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
N/A	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
	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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Program Annual Statement (HUD 52837) for the active grant year	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3192	5	5	4	N/A	3	N/A
Income >30% but <=50% of AMI	1715	5	5	4	N/A	3	N/A
Income >50% but <80% of AMI	1553	5	5	3	N/A	3	N/A
Elderly	1382	5	3	3	N/A	3	N/A
Families with Disabilities	N/A	5	5	5	N/A	4	N/A
Black/Non Hispanic	1214	5	5	4	N/A	3	N/A
Hispanic	9859	5	5	4	N/A	3	N/A
White Non-Hispanic	4573	5	5	4	N/A	3	N/A

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: 1998-2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing Elderly/Disabled			
<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	511		15%
Extremely low income <=30% AMI	484	95%	
Very low income (>30% but <=50% AMI)	22	4%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	0	0	
Elderly families	152	28%	
Families with Disabilities	256	50%	
White	375	73%	
Black	129	25%	
American Indian	2	1%	
Asian/Pacific	5	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	448	88%	

Housing Needs of Families on the Waiting List			
2 BR	63	12%	
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing General Occupancy (Family) 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	1546		12%
Extremely low income <=30% AMI	1348	87%	
Very low income (>30% but <=50% AMI)	158	10%	
Low income (>50% but <80% AMI)	28	3%	
Families with children	1131	73%	
Elderly families	59	4%	
Families with Disabilities	193	12%	
White	704	46%	
Black	783	51%	
American Indian	24	1%	
Asian/Pacific	29	2%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	445	29%	
2 BR	659	43%	
3 BR	436	28%	
4 BR	6	0	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 40			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1543		
Extremely low income <=30% AMI	1345	87%	
Very low income (>30% but <=50% AMI)	170	11%	
Low income (>50% but <80% AMI)	28	2%	
Families with children	1195	77%	
Elderly families	54	3%	
Families with	188	12%	

Housing Needs of Families on the Waiting List			
Disabilities			
White	696	45%	
Black	786	51%	
American Indian	25	2%	
Asian/Pacific	30	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	371	24%	
2 BR	650	42%	
3 BR	431	28%	
4 BR	81	5%	
5 BR	10	1%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 40			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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 finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
Develop new housing stock for first time home buyers and additional rental stock for low to moderate-income families.

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)
Collaborate with other agencies and private partners to develop homeownership and rental unit development opportunities for low and moderate-income families.

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)

Employ admission requirements that encourage work and education.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
The Authority currently has a designated housing plan that will expire October 27, 2002. It is the intent of the Authority to request a two-year extension for this plan
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
The Authority has a long history of working with the minority community within the City. We actively recruit applicants from the Cape Verdean Association, The Spanish Association and many minority churches.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 Program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
The Authority appointed a Leasing Coordinator for the Rental Assistance Program to maximize utilization, recruit landlords and educate participants as to their housing options and rights. This has allowed the Authority to increase the lease-up rate to 100%.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants) in the absence of 2003 financial information the Authority has provided award amounts from 2002.		
a) Public Housing Operating Fund	\$2,527,670	
b) Public Housing Capital Fund	\$2,601,739	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,664,003	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$308,343	
g) Resident Opportunity and Self-Sufficiency Grants	\$43,500	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		
Service Coordinators Grant	\$217,162	Service Coordinators for Elderly/Disabled Complexes
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2001 Capital Fund	\$1,875,618	Please refer to annual and five year Capital Fund attachment
Resident Participation Funds		\$25 per unit money to enhance resident participation

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$3,679,756	Operating Budget
4. Other income (list below)		
Interest income	\$34,630	Operating Budget
4. Non-federal sources (list below)		
Total resources	\$18,292,996	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (90 Days)
- 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) The Authority will access these records if the applicant has lived out of state.

(2)Waiting List Organization

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

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

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

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

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

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

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

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists?

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

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers 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)

The Authority has established a transfer committee, which meets on a monthly basis to consider all transfer requests. The Tenant Selection Supervisor and the Chief Operating Officer can approve emergency requests. The purpose of the committee is to hear all requests and make determinations on the most urgent without unduly affecting the applicants on each list.

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs (within the last 12 months)
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

1 Date and Time The Authority uses a point system that assigns point for the following categories denote by the X next to the preference. Equal point amounts are separated by date and time. If we open a family waiting list a lottery system is used to assign control numbers.

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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families 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): BHA Annual Plan

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

- At an annual reexamination and lease renewal
- Any time 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?

The following two questions have been added as instructed in NOTICE PIH 2001-4 Issued January 19, 2001

YES Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration Rule?

NO Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

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 developments targeted below)

The Authority has implemented an incentive based admissions policy to assure moderate income family participation.

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)

Has the applicant been a participant in a previous housing subsidy program and did they leave in good standing.

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)

We inform prospective landlords that the participant has not been screened for tenancy. The extent of our background check is limited to drug and violence history only.

(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: Due to the extreme shortage the Authority has granted many extensions beyond the initial 60-day period. In more normal circumstances we would grant extensions as reasonable accommodations or for unusual situations. We continue to work with nonprofit agencies, private landlords, and participants to carry out the intent of the program. This often requires flexibility in the lease-up time.

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

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

1Date and Time The Authority uses a point system that assigns point for the following categories denote by the X next to the preference. Equal point amounts are separated

by date and time. If we open a family waiting list a lottery system is used to assign control numbers.

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

- Date and time of application
- Drawing (lottery) or other random choice technique, It is the usual practice of the Authority to open the Section 8 Waiting list in conjunction with the conventional general occupancy list. The opening is for a defined period, usually 30 days, and the Authority receives thousands of applications. To avoid long lines and possible problems the Authority has elected to use a lottery system. The list that are open on a perpetual basis the deciding factor would be date and time of the application

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 admissions 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)

The Authority maintains an outreach list of all public agencies, social service agencies, and religious groups that are contacted in writing when special purpose programs are available.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

- 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: The Authority informs the participant of the right to request a waiver from the minimum rent. As a matter of practice this is granted. The Participant is then asked to verify how they are sustaining themselves.

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)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)
- 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)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - 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)

Quality of units being leased

Deconcentration efforts

(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)

The Authority informs the participant of the right to request a waiver from the minimum rent. As a matter of practice this is granted. The Participant is then asked to verify how they are sustaining themselves.

5. Operations and Management

[24 CFR Part 903.7 9 (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. Name Attachment
- A brief description of the management structure and organization of the PHA follows: a five member Board governs The Brockton Housing Authority. The Mayor appoints four of the Members and the Governor appoints one. One member is a resident of the Authority and One Member represents labor. An Executive Director and a Chief Operating Officer oversee the day-to-day operations. The Authority has four Directors, the Director of Finance, The Director of Housing And Facilities Management, The Director of Modernization and the Director of Management and Information Systems. The Conventional Housing Developments are supported by a 30 person Maintenance staff and a 20 person Management, Residents Services and Protective Services staff.

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	1253	15%
Section 8 Vouchers	729	3%
Section 8 Certificates	0	0%
Section 8 Mod Rehab	0	0%
Special Purpose Section 8 Certificates/Vouchers Mainstream Vouchers to support designated Housing plan	100	8%
Public Housing Drug Elimination Program (PHDEP)		

MA06DEP0240199	0	N/A
MA06DEP0240100	384	N/A
MA06DEP0240101		N/A
Other Federal Programs(list individually)	0	
ROSS Resident Service Coordinator MA02RSV024P0024	1253	N/A

C. Management and Maintenance Policies

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

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

Administration Plan

Maintenance Plan

- (2) Section 8 Management: (list below)

Section 8 Administration Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)
Regional Site Offices

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ma024c01

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state namema024c01

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
The Authority is working with the City of Brockton and The Department of Housing And Community Development to build 6 Duplexes which represent 12 replacement units for units lost in the rehabilitation of Veterans Housing Project 200-1 Roosevelt Heights.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/>

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Belaior Heights, Manning Tower, Campello High-rise Caffrey

Towers, Sullivan Tower 1b. Development (project) number: 24-2, 24-3, 24-6, 24-7, 24-8
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (10/27/97)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 1034 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 FY 1996 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 HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description: The Authority is anticipating starting a section 8 (y) Homeownership program. At this time we are reviewing the requirements and building capacity with in to ensure success.

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

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY
The Authority has met with the representative from the Office of Transitional Assistance to discuss entering into a cooperative agreement. Although the discussion was fruitful and the Authority has had a long and productive relationship with the Office of Transitional Assistance, we were informed that the Department was unable to sign a formal agreement. We did agree to continue to work together on issues related tour residents. Currently the Authority and the Transitional Services Department are;

- Sharing information regarding mutual clients, such as for rent determination purposes
- The DTA functions as technical advisor to the FSS program in a Program Coordination capacity, coordinating the provisions of specific social and self sufficiency services and programs
- The DTA sits on the BHA's Attire for Hire Board
- The BHA's FSS Coordinator sits on the DTA's Vendor Coordinating Committee
- Both agencies offer client referrals to one another

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 programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self-Sufficiency</i>	<i>177</i>	<i>Random</i>	<i>Development Office</i>	<i>Both</i>
Computer Classes	12 per session	Waiting list	Family Development Community Centers	Public Housing
After school program	50	Random	Family Development	Public Housing

	average		Community Centers	
The More You Learn, the More You Earn	465 per month	Random	Monthly mailings and displays	Both
Referrals to employment services	50 per year	Random	Career Works	Both
Homeownership classes	12 average per year	Random	Neighborhood Housing Services	Both
Attire for Hire	36 Average per Year	Random	15 High St	Both
Budget Repair	48 average per year	Random	Consumer Credit Counseling	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	28 (06/30/02)
Section 8	50	55 (06/30/02)

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas 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 used 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) All of our developments are affected. They are Crescent Court, Hillside Village, Campello High-rise, Caffrey Towers, Manning Tower, Sullivan Tower, Belair Heights. Those most affected are: **Crescent Court, Hillside Village, Manning Towers and Campello High-rise**

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Actively promote the development of Crime Watch groups in our developments. These groups will work directly with the Brockton Police Departments crime watch officer and the Authority's management and security staff.

2. Which developments are most affected? (list below)
They are Crescent Court, Hillside Village, Campello High-rise, Caffrey Towers, Manning Tower, Sullivan Tower, Belair Heights. Those most affected are: **Crescent Court, Hillside Village, Manning Towers and Campello High-rise**

C. Coordination between PHA and the police

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

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

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

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

The Authority regularly coordinates law enforcement efforts with local, state, and federal law enforcement entities (Juvenile, District and Superior Court, Probation Departments, Department of Youth Services, District Attorney's Office, Attorney General's Office, State Police Crime Prevention and Control Division, Safe Neighborhood Initiative, Weed and Seed and HUD inspector Generals Office)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The Authority is not completing this section due to the elimination of the PHDEP program

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 FY 2000 in this PHA Plan?

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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 (File name)
- Provided below: The Resident Advisory Board is made up of the elected presidents of each association. They are Madeline Greenlaw
Rosemary Rittenburg
Robert Dow
Patricia Martelli

Kathleen Peas
Raymond Jones
Norman Gray
Dennis Angeli

The Authority creates its annual plan in conjunction with the Resident Advisory Board. This enables the members to make comment and advise the Authority prior to the formal comment period. This combined with fact that the plan has no substantial changes from the prior year has lead to the lack of comment on this years plan.

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. (no comments were received during comment period)
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

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

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 appoints from nomination list provided by residents.

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: Brockton

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)
The Authority is working closely with the Brockton Redevelopment Authority, the Consolidated Plan Agency, To develop affordable units for low and moderate income families.

Other: (list below)

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

The Brockton Housing Authority in conjunction with the Brockton Redevelopment Authority and the City of Brockton constructed a two family modular manufactured duplex utilizing HOME Funds for a total construction cost of \$260,000. The units are now part of the Housing Authority's low-income state housing program and will be available to low income families in perpetuity through state subsidy. The structure is located on Turner Street in the Pleasant/Prospect Area. Additionally, the Housing Authority, The City of Brockton and the Brockton Redevelopment Authority are utilizing HOME Funds in the amount of approximately \$290,000, in the constructing of a second modular manufactured duplex (a 3 bedroom and a 2 bedroom) located on

Wet Chestnut Street with a projected complete date of mid-July. HOME funds are also being used to build a duplex on Essex St. in the City (This project will be reported in the City's new Five Year Consolidated Plan.) The City of Brockton has been supporting these efforts with the transfer of tax title properties. The City of Brockton, acting through the Office of the Mayor, has authorized that HOME Funds be utilized to construct, on a yearly basis, a total of 12 residential modular units. The status of these projects will be reported in the City's Action Plan.

The Old Colony YMCA, the Brockton Housing Authority and other nonprofit organizations, under the Youth Build Program constructed another home located on Florence Street, which is now occupied by a low to moderate-income family. This family came from the Brockton Housing Authority's Family Self Sufficiency Program. Youth Build will construct a single family home on Sheridan Street during the spring of 2002 with a completion time of the fall. The new owner will also come from the Family Self Sufficiency Program. Two future homes are in the planning stage and the sites being looked at to build the homes are on Newbury Street. It is anticipated that groundbreaking for these units will occur in the summer of 2003.

It is proposed by the Office of the Mayor to review the feasibility of constructing up to twenty (20) units of elderly housing to be located on the former Edgar School site which is located on South Fuller Street between Harvard and Dover Streets. The Brockton Redevelopment Authority utilizing Community Development Block Grant Funds (CDBG) will demolish the existing abandoned Edgar School Building. Additionally, under the Mayor's authorization, this project would be carried out by the Brockton Housing Authority in partnership with the Brockton Redevelopment Authority utilizing HOME Investment Partnerships Program Funds (HOME) for the partial cost of construction. The units will be owned and administered by the Brockton Housing Authority.

D.Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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				

***Brockton Housing Authority
Deconcentration of Poverty Policy***

The Brockton Housing Authority Board of Commissioners hereby adopts that the admissions policy of the Brockton Housing Authority in relation to its federally funded housing programs will consist of the following:

1. The Brockton Housing Authority may not concentrate very low families (or other families with relatively low incomes) in public housing dwelling units in certain public housing projects or certain buildings within projects;
2. The Authority shall annually determine and compare the relative tenant incomes of each development, as well as household incomes of census tracts in which the developments are located;
3. If it appears that one or more development(s) has a higher concentration of lower income families than another or other development(s), the Authority shall attempt to equalize the concentrations through admissions policies designed to achieve such equalization, including the placement of a higher income family in a development which has a high concentration of lower income families or the placement of a lower income family in a development which has a high concentration of higher income families, when such placement is consistent with other applicable law relating to tenant selection and assignment.
4. The Authority has when developed its Agency Plan to include an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing its higher income tenants into lower income projects and lower income tenants into higher income projects, consistent with other applicable law. (This may not be construed to require any specific income or racial quota for any project or projects).

BROCKTON HOUSING AUTHORITY PET POLICY

I. INTRODUCTION

Section 227 of the Housing and Urban-Rural Recovery Act of 1983, to be implemented on or about May 1, 1987, provides that residents of Federally assisted housing for the elderly and handicapped cannot be denied the right to have common household pets in their dwelling unit. To this end, the Authority has adopted the following pet policies and rules **to be implemented in its Federally assisted and State-assisted housing for elderly, consistent with State mandated policies.**

II. PET COMMITTEE

A Pet Committee will be established at each development consisting of the BHA Property Manager responsible for the complex, an assigned maintenance person, and Resident Council representatives designated by the Council. This committee will address issues that arise due to the presence of animals in their developments and to address any disagreements in the application of the Pet Policy.

III. SELECTION CRITERIA

- A. Approval. Prior to accepting a pet for residency in a **BHA property**, the pet owner and BHA must enter into a PET AGREEMENT (attached), which is also a part of the lease addendum. In addition, before a pet is brought onto the premises, the pet owner must register the pet (including a bird or fish) with the Site Manager.

Registration includes the following:

1. **Color photo of pet.** The Authority reserves the right to take additional pictures if it becomes necessary
2. Certificate signed by a licensed veterinarian or local authority that the pet has received all inoculations required in Basic Guidelines below.
3. Certificate signed by a licensed veterinarian or local authority stating that the pet has been spayed or neutered and specifying pet's estimated adult weight.

4. Name, address, phone number, and notarized statement from two (2) non-resident parties who may enter pet owner's apartment and will care for the pet away from the complex in the event that the pet owner is hospitalized, incapacitated, unable to care for the pet, or dies.

Registration must be renewed annually at the pet owner's annual re-certification appointments.

B. Disapproval. Site Manager may refuse to register the pet if one or more of the following conditions exist:

1. Pet is not a common household pet as defined below.
2. Certificate signed by a license veterinarian or local authority that the pet has received all inoculations required in Basic Guidelines below has not been provided.
3. Certificate signed by a licensed veterinarian or local authority stating that the pet has been spayed or neutered and specifying pet's estimated adult weight has not been provided.
4. Name, address, phone number, and notarized statement from two (2) non-resident parties who may enter pet owner's apartment and will care for the pet away from the complex in the event that the pet owner is hospitalized, incapacitated, unable to care for the pet, or dies has not been provided.

Registration must be renewed annually at the pet owner's annual re-certification.

C. Definitions. "Common household pets" are limited to the following categories, and within categories, to the species listed:

1. Four-legged, warm-blooded animals (dogs and cats) kept for pleasure and not for commercial use (e.g., breeding).
2. Birds.
3. Fish.

These pets must also comply with the guidelines listed below.

D. Basic Guidelines.

1. Types of pets.

a. DOMESTIC DOGS

(1) Maximum number: **one (1)**

(2) Minimum age: **Elderly: 6 months old
Family: 6-8 weeks old**

(3) Maximum adult weight: **Elderly/Family: 25 pounds**

(4) Must be house broken.

(5) Must be spayed or neutered.

(6) Must have annual rabies and distemper inoculations as required by licensed veterinarian, as well as infectious hepatitis, leptospirosis, para influenza, and parvo inoculations at intervals recommended by licensed veterinarian.

(7) Animals deemed to be of a vicious nature are not allowed for safety reasons.

b. DOMESTIC CATS

(1) Maximum number: **one (1)**

(2) Minimum age: **Elderly: 6 months old
Family: 6-8 weeks old**

(3) Maximum adult weight: **Elderly/Family: No weight
restriction for domestic cat.**

(4) Litter must be changed at least twice a week.

(5) Must be spayed or neutered.

(6) Must have annual rabies and distemper shots and feline leukemia shots as required by licensed veterinarian.

(7) Must have scratching post.

c. BIRDS

(1) Maximum number: **two (2)**

(2) Must be maintained inside of cage at all times.

(3) Cage must be cleaned at least twice a week.

d. FISH

(1) Maximum aquarium size: 20-gallons - **1 aquarium only.**

(2) Aquarium must be maintained on approved stand.

(3) Aquarium or fish bowl must be cleaned as needed.

e. SPECIALLY TRAINED ANIMALS

(1) Seeing Eye Dog

(2) Hearing Animal

Animals trained to assist the visually or hearing impaired and other handicapped persons do not come under the limitations regarding size but are required to meet other standards prescribed herein. In no way are these Pet Rules intended to limit or impair the rights of handicapped persons.

2. No other kinds of pets may be kept by residents of this complex.
3. No sick or injured pet will be accepted for occupancy. Pets accepted for residency which become sick or injured must be immediately taken for veterinary care at the pet owner's expense.
4. Any resident residing at this complex prior to the implementation of these policies who has received prior written permission for keeping of more than the allowable number of pets permitted under these rules will be permitted to keep those pets. Any pets exceeding the allowable number, however, cannot be replaced subsequent to the implementation date with these guidelines.

IV. PET FUND

- A. A non-refundable pet fund fee of \$25.00 will be required for all dogs and cats.**

Management reserves the right to change this amount, consistent with Federal and State guidelines, at any time. The Authority must consult the Resident Councils and The Resident Advisory Board as required by Federal and State guidelines.

- B. Resident's liability for damages caused by his or her pet is not limited to the amount of the pet fee. While the resident is in occupancy, he or she will be required to reimburse the complex for the real cost of any and all damages caused by his or her pet. Additional damage discovered at move-out will be charged.**
- C. All units occupied by a dog or cat will be professionally fumigated upon being vacated, and cost of this move-out fumigation will be deducted from the Pet Fund. During occupancy, cost of correcting an infestation of fleas carried by resident's pet shall be the responsibility of the pet owner. Infestation of adjacent units or common areas attributable to a specific pet shall also be the responsibility of the pet owner, who shall be liable for the cost of correcting the infestation. Management will choose the exterminator and shall bill the pet owner for such services.**

The Exterminator will be chosen using the procurement procedure adopted by the Board of Commissioners in its most current Procurement Policy.

- D. Pet owners are encouraged to secure renters' insurance to assist with damages to another resident's property caused by pet or pet apparatus (for example, by a broken aquarium which floods the apartment(s) below).

V. PET RULES

1. **All approved pets** shall be maintained within the resident pet owner's apartment. When outside of the residents unit the pet shall be kept on a leash and under the control of the resident or other adult **AT ALL TIMES**. Under no circumstances shall any cat or dog be permitted to run free. These common areas include, but are not limited to, maintenance closets, hallways, stairways, laundry room, waiting lobby, display room and all grounds. (NOTE: Shopping carts are not permitted on the premises and cannot be used for the purpose of transporting pets on the premises.)
2. **Pet blankets and bedding are not to be cleaned or washed in laundry room for hygienic reasons.**
3. **Pets are not to be tied outside or left unattended on a patio or porch.**
4. **Pet owners will not alter their apartment, patio or other outside areas to create an enclosure for an animal.**
5. Water damage to walls, carpets, flooring or the ceiling of the unit below caused by breakage or spillage or from an aquarium or fish bowl shall be the responsibility of the resident, who shall be billed for the repair costs as required.
6. All animal waste or litter from cat litter box shall be picked up daily by the pet owner and disposed of in sealed plastic bags and placed in the **DUMPSTERS**. It shall **NOT** be placed in the Maintenance closet or down the trash chute.

Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets or cleanup of common area required because of pet nuisance shall be billed to and paid by the resident pet owner.

7. Dogs and cats may be walked only in specified areas. Resident must carry a scoop and plastic bag when walking pet and clean up after the pet by placing waste in tied plastic bag and placing bag in **DUMPSTER**. Under no circumstances will pet be allowed to go near shrubbery and/or trees located on the property.

8. Failure to adhere to waste disposal procedures outlined in rules 6 and 7 above will be considered a violation of the Pet Rules, and at minimum, will result in a fine of \$15.00 per occurrence. Repeated violations may result in termination of pet owner's tenancy.
9. Pet waste dirt cleaned up by staff in common areas or in other areas will be billed to resident at a rate of \$15.00 per occurrence.
10. Resident pet owners agree to control the noise of their pets such that it does not constitute a nuisance to other residents. Failure to control pet noise may result in the removal of the pet from the premises.
11. Pet owners shall keep their pets under control at all times. Pet owners assume sole responsibility for liability arising from any injury by any person attributable to their pet.

ANY PET THAT CAUSES BODILY INJURY TO ANY RESIDENT, GUEST, STAFF MEMBER OR OTHER AUTHORIZED PERSON ON THE PREMISES SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION AT THE PET OWNER'S EXPENSE.

12. No pet shall be left unattended in any apartment longer than 12 hours.
13. **Pet owner will agree to quarterly apartment inspections to be sure pets are being cared for properly. These inspections may be reduced or increased in time periods at the Manager's discretion.**
14. All resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for their pet. Pets which appear to be poorly cared for, or which are left unattended for longer than 24 hours, may be reported to the appropriate authority at the pet owner's expense, if any costs are incurred.
15. If the health or safety of a pet is threatened by death, sudden illness, or incapacity of the pet owner, or by other factors that render the pet owner incapable of caring for the pet, and the responsible parties are unavailable or unwilling to care for the pet, Management may contact the appropriate State or local authority to remove the pet. If no State or local authority is authorized to move the pet, Management may enter the pet owner's apartment and place the pet in an appropriate boarding facility until the pet owner or responsible person is able to assume responsibility for the pet - but for no longer than thirty (30) days. The pet owner (or his/her estate) shall be responsible for all obligations, financial, and otherwise, incurred as a result of placing the animal in a boarding facility.

The pet owner absolves Management and/or its agents of any and all liability, financial or otherwise, arising out of actions and taken on behalf of the pet owner or for the well-being of the pet.

16. Unwillingness on the part of the named caretakers of a pet (per **Rule #15** of this section) shall relieve Management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered as authorization to Management to exercise discretion in this regard, consistent with Federal and State guidelines.
17. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets and are easily frightened by such animals. The resident pet owner therefore agrees to exercise common sense and common courtesy with respect to such other residents' right to peaceful and quiet enjoyment of the premises.
18. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:
 - a. Creation of a nuisance after proper notification.
 - b. Excessive pet noise or odor which would disturb, interfere or diminish the peaceful enjoyment of other residents (with proper notification to tenant of problem).
 - c. Unruly, dangerous, or vicious behavior.
 - d. Excessive damage to the resident's apartment unit and/or complex common areas.
 - e. Repeated problems with vermin or flea infestation.
 - f. Failure of the resident to provide for adequate care of his or her pet.
 - g. Leaving a pet unattended for more than 12 hours.
 - h. Failure of the resident to provide adequate and appropriate vaccination of the pet.
 - i. Resident serious illness and/or death.
 - j. Pet serious illness or injury, if untreated by veterinarian.
 - k. Failure to observe any other rule contained in this section, and not here listed, upon proper notification.

NOTE: The terms "disturb, interfere, and diminish," as used in 18(b) above, shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.

19. Residents are prohibited from harboring or feeding stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the BHA.
20. Should any pet housed in a BHA facility under Section 227 give birth to a litter, the resident shall remove from the premises all of said pets. Any exceptions to this rule must be granted by the Authority, in writing.
21. VISITING PETS as well as PETS OF VISITORS are STRICTLY PROHIBITED, WITH THE EXCEPTION OF SEEING EYE DOGS FOR THE BLIND AND HEARING DOGS FOR THE DEAF.

VI. EMERGENCIES

- A. Apartment Emergencies. In the event of an emergency which requires response to a pet owner's apartment by Management or Maintenance staff or by fire or medical staff, responding personnel shall not be responsible for locating or returning pets who escape from the apartment during the emergency.
- B. Building Emergencies. In the event of a building emergency, such as a fire or flood (but not limited to these particular emergencies), responding building personnel or outside building personnel (e.g., fire department, Authority staff, etc.) shall first evacuate residents and guests, and then, if possible, pets. **Property** owner is not responsible for pets unable to be rescued during such an emergency.

VII. VIOLATION AND NOTIFICATION POLICY

If Management determines that a pet owner has violated a pet rule, Management will provide written notice (except in the case of physical harm caused by pet, as stated below) to the pet owner describing the violation and giving the pet owner ten (10) days from the date of the notice to correct the violation (including in appropriate circumstances the removal of the pet). The pet owner may request in writing a meeting in order to discuss the violation. The pet owner's failure to correct the violation, or to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

ANY PET WHICH CAUSES PHYSICAL HARM WILL BE REMOVED FROM THE PREMISES IMMEDIATELY IN ACCORDANCE WITH SECTION V. PET RULES, #11.

VIII. COMPLAINTS

All complaints from complex residents concerning pets residing in buildings must be submitted to Management in writing, must be clearly stated in objective terms, and be signed.

IX. REVOCAION OF PET OWNERSHIP PRIVILEGE

The privilege of maintaining a pet in a facility owner and/or operated by the BHA shall be subject to the rules set forth in Section V above. This privilege may be revoked at any time subject to the Authority's Grievance Procedure, if the animal shall become destructive, create a nuisance, represent a threat to the safety and security of other residents, or create a problem in the area of cleanliness and sanitation.

X. APPLICABILITY OF STATE LAW

Should a breach of the rules set forth in Section V, above, occur the BHA may also exercise any remedy granted it in accord with Chapter 140, Section 136A-175 by the General Laws of the Commonwealth of Massachusetts and any amendments thereto.

XI. INCORPORATION INTO THE LEASE

These pet policies and rules, as well as the attached Pet Agreement, are incorporated by reference into the resident's lease. Violation of these policies and rules therefore constitutes violation of resident's lease and may constitute grounds for removal of pet from the premises and/or grounds for eviction of the resident, or both.

XI. CERTIFICATION STATEMENT

"I have read and understand the above pet policies and rules of the Authority and I agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet, and may constitute reason for termination of my lease. Where required by Management to remove my pet from the premises, for cause, I agree to affect such removal and understand that my failure to do so shall constitute grounds for eviction."

DATE _____ RESIDENT SIGNATURE _____

DATE _____ RESIDENT SIGNATURE _____

APARTMENT NUMBER _____

WITNESS:

The above-named resident(s) has/have stated they have reviewed and understand these rules in my presence.

BROCKTON HOUSING AUTHORITY as
LANDLORD

DATE _____

BY: _____
(Signature)

Title: _____

BROCKTON HOUSING AUTHORITY PET AGREEMENT LEASE ADDENDUM

THIS AGREEMENT, entered into this _____ day of _____, 200____, by and between the Authority, (as Landlord, and _____, (as Resident), in consideration of their mutual promises, stipulates as follows:

1. Resident desires and has received permission from the BHA to keep the Pet named: _____
2. This Agreement is an Addendum to and part of the Lease between BHA and resident executed on _____, 200____. In the event of default by resident of any of the terms of this Agreement, Resident agrees, upon proper written notice of default from BHA, to cure the default, remove the pet, or vacate the premises. Resident agrees that BHA may revoke permission to keep said Pet on the premises by giving Resident proper written notice, UNLESS PET CAUSES BODILY HARM TO A RESIDENT, GUEST, STAFF MEMBER, OR OTHER AUTHORIZED PERSON UPON THE PREMISES, IN WHICH CASE PET WILL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES BY OWNER WITHOUT PRIOR OR WRITTEN NOTICE.
3. As a special user's fee, hereinafter called the Pet Fund Fee, Resident agrees to pay BHA the sum of twenty-five dollars (\$25.00). BHA may use from this fee such amount as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said Pet a Move-out. During occupancy, Resident agrees to pay BHA within thirty (30) days of billing the costs of repairs made for damages attributable to Pet. Resident also Agrees to pay BHA for any pet damages or other pet related costs in excess of the Pet Fund Fee which the BHA discovers during the move-out inspection.
4. Resident agrees to comply with:
 - a. Health and Safety Code of City of Brockton, MA.
 - b. Pet Policies and Rules of Brockton Housing Authority.
 - c. All other applicable governmental laws regulations, such as, but not limited to vaccinations and other inoculations, flea and vermin control, etc.

5. Resident represents that the Pet has been spayed or neutered, as well as inoculated in accordance with the Pet Policies, and has furnished BHA proof of same.
6. Resident agrees that the Pet will not be permitted outside the Resident's unit, unless in a portable pet carrier or restrained by leash. Use of the grounds or premises of BHA for sanitary purposes is prohibited except as stated in the Pet Policies.
7. Resident shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance, or in any way inconvenience or cause complaints from any other Resident. Any "mess" created by the Pet shall immediately be cleaned up by the Resident.
8. Resident agrees to remedy any nuisance situations involving Pet (e.g., complaints of noise or fleas, etc.) within ten (10) days of notification. **RESIDENT UNDERSTANDS, HOWEVER, THAT ANY BODILY HARM INFLICTED BY PET ON A RESIDENT, STAFF MEMBER, GUEST, OR OTHER AUTHORIZED PERSON ON THE PREMISES SHALL RESULT IN OWNER'S IMMEDIATELY AND PERMANENTLY REMOVING PET FROM PREMISES WITHOUT PRIOR OR WRITTEN NOTICE.**
9. Resident shall be financially responsible for any flea or other insect infestation that affects his or her own unit or adjacent unit(s) as a result of Resident's pet.
10. Any Pet left unattended for 12 hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the Brockton Humane Society or other appropriate authority.
11. Resident agrees to maintain Pet in healthy condition and to update Pet **REGISTRATION CARD** on an annual basis, at the BHA's annual rectification. Resident further agrees to license all dogs yearly with the City of Brockton and to provide BHA with a copy of the license.
12. Resident had read and agrees to comply with the **BROCKTON HOUSING AUTHORITY PET AGREEMENT LEASE ADDENDUM POLICIES**, which, along with this **PET AGREEMENT**, are herein incorporated by reference into Resident's lease. Resident also agrees to comply with additional rules as may be reasonably adopted from time to time by BHA.

13. Resident understands that violation of the PET POLICIES or the PET AGREEMENT constitutes violation of Resident's lease, and such violation may constitute grounds for eviction.

BROCKTON HOUSING AUTHORITY as

LANDLORD:_____ RESIDENT NAME:_____

BY:_____ RESIDENT
SIGNATURE:_____

TITLE:_____ APARTMENT #.:_____

DATE:_____ DATE:_____

**BROCKTON HOUSING AUTHORITY PET OWNER'S ABSENCE
AGREEMENT**

I, _____, will assume
(Print non-resident's name above)

immediate and all responsibility for the pet of _____
(Resident)

who resides at _____

during his/her absence from the apartment. I also hereby agree to remove the pet from
BHA's premises in order to properly care for the pet.

Signed this _____ day of _____, 200_____.

Signature: _____

Address: _____

City: _____ Zip _____

Phone: _____

Day: _____ Night: _____

NOTARIZED:

I, the undersigned authority, do hereby certify that I have witnessed the above signatures.

Witness by hand and official seal, this _____ day of _____, 200_____.

(Notary Public)

My commission expires _____

**BROCKTON HOUSING AUTHORITY PET OWNER'S ABSENCE
AGREEMENT**

I, _____, will assume
(Print non-resident's name above)

immediate and all responsibility for the pet of _____
(Resident)

who resides at _____

during his/her absence from the apartment. I also hereby agree to remove the pet from
BHA's premises in order to properly care for the pet.

Signed this _____ day of _____, 200_____.

Signature: _____

Address: _____

City: _____ Zip _____

Phone: _____

Day: _____ Night: _____

NOTARIZED:

I, the undersigned authority, do hereby certify that I have witnessed the above signatures.

Witness by hand and official seal, this _____ day of _____, 200_____.

(Notary Public)

My commission expires _____

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements Soft Costs	50,000			
	Management Improvements Hard Costs				
4	1410 Administration	248,345			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,555,110			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000			
18	1499 Development Activities				

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024 50102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	2,483,455			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	500,000			
	Amount of line XX Related to Security -Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	100,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
BHA Wide	Operations		1406		100,000			
BHA Wide	Staff Training –NAHRO Asset Management Training		1408		35,000			
BHA Wide	Resident Initiatives & Training		1408		15,000			
BHA Wide	Modernization Admin. Salaries							
	Director of Modernization		1410		98,345			
	Technical Assistant		1410		85,000			
	Administrative Aide		1410		65,000			
24-7 Caffrey Towers	Advance A/E for Multi-Phase Comprehensive Modernization		1430		425,000			
24-8 Sullivan	Phase 3 A/E Services & Reimbursable		1430		55,000			
24-6 Campello	A/E Services – Amendment – Phases		1430		20,000			
24-7 Caffrey Towers	Phase 1 – Comp Mod / Barrier Free Unit Conversions – includes replacement of plumbing riser & electrical update		1460	9	450,000			
24-7 Caffrey Towers	Phase 1 – Comp Mod – Roof & Make- Up Air Replacement		1460	2 +2	267,110			
24-8 Sullivan Tower	Phase 3 Comprehensive Modernization – Finish Common Areas		1460		838,000			

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
BHA Wide	Computers & Equipment – Mod Dept		1475		10,000				
24-7 Caffrey Towers	Relocation Expenses – Phase 1		1495.1		20,000				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Brockton Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 03 PHA FY: 03	Work Statement for Year 3 FFY Grant: 04 PHA FY: 04	Work Statement for Year 4 FFY Grant: 05 PHA FY: 05	Work Statement for Year 5 FFY Grant: 06 PHA FY: 06
24-7 Caffrey Tower	Annual Statement	\$2,283,455			
24-7 Caffrey Tower			\$2,283,455		
24-7 Caffrey Tower				\$1,000,000	
24-6 Campello High Rise		200,000	200,000	\$1,483,455	\$2,483,455
Total CFP Funds (Est.)		\$2,483,455	\$2,483,455	\$2,483,455	\$2,483,455
Total Replacement Housing Factor Funds		N/A	N/A	N/A	N/A

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 03 PHA FY: 03			Activities for Year: _3__ FFY Grant: 04 PHA FY: 04		
	24-7 Caffrey	Phase 2 Comp Mod – Bldg A - Apartments	\$2,283,455	24-7 Caffrey Tower	Phase 3 Comp Mod – Bldg B - Apartments	\$2,283,455
		159 apartments – new kit,baths,paint,flooring			159 apartments – new kit,baths,paint,flooring	
	24-6 Campello	A/E Services – Multi Year, multi phase	200,000	24-6 Campello	A/E Services – Multi Year, multi phase	200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__4__ FFY Grant: 05 PHA FY: 05			Activities for Year: _5__ FFY Grant: 06 PHA FY: 06		
	24-7 Caffrey	Phase 4 Comp Mod – Common Areas & Exterior Site	\$1,000,000	24-6 Campello High Rise	Phase 2 Comp Mod – Bldg A - Apartments	\$2,3 83,455
		Lobbies, corridors, common rooms, lighting, railings		24-6 Campello	A/E Services – Multi Year, multi phase	100,000
	24-6 Campello High Rise	Phase 1 Comp Mod – Planning & Barrier Free Units	\$1,483,455			
		Convert 8 units, replace plumbing riser, & electrical upgrade				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	254,445				
3	1408 Management Improvements Soft Costs	10,000				
	Management Improvements Hard Costs					
4	1410 Administration	220,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	60,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	253,294				
10	1460 Dwelling Structures	1,804,000				
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					

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:6/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-17)	2,601,739			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:				Federal FY of Grant:			
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
BHA Wide	Operations		1406	254,445					
BHA Wide	Resident Initiatives & Training		1408	10,000					
BHA Wide	Administration Costs								
	Director of Modernization		1410	94,200					
	Technical Assistant		1410	66,000					
	Administrative Assistant		1410	59,800					
24-6 Campello	A/E Services – Balcony Repairs		1430	60,000					
24-8 Sullivan	Exterior Landscaping & Paving		1450	253,294					
24-3 Manning	Exterior masonry repair & waterproofing		1460	316,000					
24-6 Campello	Balcony Repairs		1460	488,000					
24-8 Sullivan	Common Hallways, lobbies, carpeting, painting & balcony repairs		1460	1,000,000					

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:				Federal FY of Grant:			
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

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program No: MA06P024 Replacement Housing Factor No:					Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
24-6 Campello	6/30/03			6/30/05			
24-3 Manning	6/30/03			6/30/05			
24-8 Sullivan	6/30/03			6/30/05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	105,005		105,005	62,563.06	
	Management Improvements Hard Costs					
4	1410 Administration	254,445		254,445	48,979.18	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	75,000		75,000	3,032.96	
8	1440 Site Acquisition					
9	1450 Site Improvement	136,604		136,604		
10	1460 Dwelling Structures	1,908,000		1,908,000	1,337,478.22	
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	65,000		65,000	44,359.44	

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 06/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-17)	2,544,054	2,544,054	2,544,054	1,496,412.86
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance	150,000			
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
BHA Wide	Resident Initiatives, Training, Economic Development		1408		25,000		25,000	15,636.65	
BHA Wide	Computer Upgrades		1408		10,000		10,000	3,210.06	
BHA Wide	Dir. Facilities & Housing Management		1408		70,005		70,005	48,996.10	
BHA Wide	Director of Modernization		1410		96,200		96,200	21,482.73	
	Mod Technical Assistant		1410		66,600		66,600	12,374.32	
	Administrative Aide		1410		59,200		59,200	10,799.42	
	Support Staff		1410		32,445		32,445	4,322.71	
24-3 Manning Tower	Architect/Engineer Exterior Waterproofing Problems		1430		75,000		75,000	3,032.96	
24-3 Manning Tower	Exterior Waterproofing and masonry repairs		1460		200,000		200,000		Postponed
24-8 Sullivan Tower	Comprehensive Modernization								
	Replace Renovate Kitchens		1460	119	535,000	506,896	506,896	425,000	
	Renovate Bathrooms		1460	119	357,000	457,000	457,000	390,000	
	Renovate Hallways & Lobbies		1460	10	50,000	78,104	78,104		
	Repair spaulding balconies & waterproof building		1460	122	316,000	-0-	-0-		Phase 2
	Replace Plumbing Risers		1460		150,000	308,000	308,000	200,000	
	Electrical Upgrades		1460		150,000	308,000	308,000	200,000	

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
24-8 Sullivan Tower Cont'd	Convert 3 One Bedroom Apts to Barrier Free - Section 504		1460	3	150,000	250,000	250,000	122,478.22	
	Exterior Improvements, Paving, Lighting & Landscaping		1450		136,604		136,604		
	Temporary Relocation Services		1495.1		65,000		65,000	44,359.44	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	105,005		105,005	62,563.06	
	Management Improvements Hard Costs					
4	1410 Administration	254,445		254,445	48,979.18	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	75,000		75,000	3,032.96	
8	1440 Site Acquisition					
9	1450 Site Improvement	136,604	-0-			
10	1460 Dwelling Structures	1,908,000	2,044,604	2,044,604	1,337,478.22	
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	65,000		65,000	44,359.44	

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-17)	2,544,054	2,544,054	2,544,054	1,496,412.86
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance	150,000			
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
BHA Wide	Resident Initiatives, Training, Economic Development & Staff Training	1408		25,000	16,500	16,500	15,636.65		
BHA Wide	Computer Upgrades	1408		10,000		10,000	3,210.06		
	Administrative Procedures Review & Update	1408		-0-	8,500	8,500			
BHA Wide	Service Coordinator of Housing Management	1408		70,005		70,005	48,996.10		
	Consultant for Administrative Procedures & Policies	1408							
BHA Wide	Director of Modernization	1410		96,200		96,200	21,482.73		
	Mod Technical Assistant	1410		66,600		66,600	12,374.32		
	Administrative Aide	1410		59,200		59,200	10,799.42		
	Support Staff	1410		32,445		32,445	4,322.71		
24-3 Manning Tower	Architect/Engineer Exterior Waterproofing Problems	1430		75,000	45,000	45,000	3,032.96		
24-6 Campello	A/E Fee Phase 2 Extension Amend	1430		-0-	15,000				
24-8 Sullivan	A/E Fee Amendment Reimbursables	1430		-0-	15,000				
24-3 Manning Tower	Exterior Waterproofing and masonry repairs	1460		200,000	-0-			Postponed	
24-8 Sullivan Tower	Comprehensive Modernization								
	Replace Renovate Kitchens	1460	119	535,000	506,896	506,896	425,000		
	Renovate Bathrooms	1460	119	357,000	457,000	457,000	390,000		

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Renovate Hallways & Lobbies		1460	10	78,104	-0-	-0-		
	Repair spaulding balconies & waterproof building		1460	122	-0-	414,708	414,708		Phase 2
	Replace Plumbing Risers		1460		150,000	308,000	308,000	200,000	
	Electrical Upgrades		1460		150,000	308,000	308,000	200,000	
24-8 Sullivan Tower Cont'd	Convert 3 One Bedroom Apts to Barrier Free - Section 504		1460	3	150,000	250,000	250,000	122,478.22	
	Exterior Improvements, Paving, Lighting & Landscaping		1450		136,604	-0-			
	Temporary Relocation Services		1495.1		65,000		65,000	44,359.44	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no): <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	67,000		2,208.26	2,208.26
	Management Improvements Hard Costs				
4	1410 Administration	191,000		191,000	191,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	340,000		340,000	326,377.45
8	1440 Site Acquisition				
9	1450 Site Improvement	266,615.82		307,092.59	256,024.97
10	1460 Dwelling Structures	1,164,384.18		1,521,417.64	1,521,417.64
11	1465.1 Dwelling Equipment—Nonexpendable	69,000		168,000	168,000
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,000		17,000	
14	1485 Demolition				
15	1490 Replacement Reserve	572,232		140,513.51	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-18)	2,687,232		2,687,232	2,465,028.32
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:				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	Obligated	Expended		
BHA Wide	Resident Initiatives, Training & Economic Development	1408		15,000		2,208.26	2,208.26		
	Resident Services Coordinator	1408		50,000					
	Computer Software	1408		2,000					
BHA Wide	Director of Modernization	1410		84,000		108,040.28	108,040.28		
	Mod. Dept. Technical Assistant	1410		60,000		46,509.02	46,509.02		
	Mod. Dept. Administrative Aide	1410		47,000		36,450.70	36,450.70		
24-6 Campello	A/E Fee Amendment-Phase I Mod Renovations (FY97 & 98)	1430		60,000		60,000	52,231.38		
24-6 Campello	Advance A/E Services Exterior Renovations to Building Envelope	1430		50,000		50,000	48,553.64	Complete	
24-6 Campello	A/E Services Hot Water Replacement	1430		20,000		20,000	10,706.50	Complete	
24-3 Manning	A/E Reimbursables Comp Mod	1430		5,000		5,000	6,181.50	Complete	
24-8 Sullivan	Advance A/E Services Comp Mod	1430		175,000		175,000	180,250.64	Construction	
24-4 Crescent Court	A/E Services for 2 nd floor radiation & Boiler Replacement	1430		30,000		30,000	28,453.79	Complete	
24-6 Campello	Site Improvements	1450		266,615.82		307,092.59	256,024.97	Construction	
24-6 Campello	Interior Renovations - common area, hallways	1460		800,000		1,030,061.88	1,030,061.88	Construction	
24-4 Crescent Court	Rear Decks	1460		36,000		75,000	75,000	Complete	
	Replace 2 nd floor radiation & boilers	1460		328,384.18		416,355.76	416,355.76	Complete	

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:				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	Obligated	Expended	
24-6 Campello	Replace Hot Water Heaters		1465.1		69,000		168,000	168,000	Complete
BHA Wide	Computer Hardware		1475.1		17,000		17,000		
24-8 Sullivan Tower	Comp. Mod RESERVE (2000)		1490		572,232		140,513,51		

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) 5 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	67,000	2,208.26	2,208.26	2,208.26
	Management Improvements Hard Costs				
4	1410 Administration	191,000		191,000	191,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	340,000		340,000	326,377.45
8	1440 Site Acquisition				
9	1450 Site Improvement	266,615.82	383,858.34	383,858.34	256,024.97
10	1460 Dwelling Structures	1,164,384.18	1,527,299.13	1,527,299.13	1,521,417.64
11	1465.1 Dwelling Equipment—Nonexpendable	69,000	168,000	168,000	168,000
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,000	-0-	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve	572,232	74,866.27	74,866.27	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) 5
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-18)	2,687,232		2,687,232	2,465,028.32
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:				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	Obligated	Expended		
BHA Wide	Resident Initiatives, Training & Economic Development	1408		15,000	2,208.26	2,208.26			
	Resident Services Coordinator	1408		50,000	-0-				
	Computer Software	1408		2,000	-0-				
BHA Wide	Director of Modernization	1410		84,000	108,040.28	108,040.28	108,040.28		
	Mod. Dept. Technical Assistant	1410		60,000	46,509.02	46,509.02	46,509.02		
	Mod. Dept. Administrative Aide	1410		47,000	36,450.70	36,450.70	36,450.70		
24-6 Campello	A/E Fee Amendment-Phase I Mod Renovations (FY97 & 98)	1430		60,000		60,000	52,231.38		
24-6 Campello	Advance A/E Services Exterior Renovations to Building Envelope	1430		50,000		50,000	48,553.64	Complete	
24-6 Campello	A/E Services Hot Water Replacement	1430		20,000	10,706.50	10,706.50	10,706.50	Complete	
24-3 Manning	A/E Reimbursables Comp Mod	1430		5,000	6,181.50	6,181.50	6,181.50	Complete	
24-8 Sullivan	Advance A/E Services Comp Mod	1430		175,000	183,112	183,112	180,250.64	Construction	
24-4 Crescent Court	A/E Services for 2 nd floor radiation & Boiler Replacement	1430		30,000		30,000	28,453.63	Complete	
24-6 Campello	Site Improvements	1450		266,615.82	383,858.34	383,858.34	256,024.97	Construction	
24-6 Campello	Interior Renovations - common area, hallways	1460		800,000	1,035,943.37	1,035,943.37	1,030,061.88	99% Compl.	
24-4 Crescent Court	Rear Decks	1460		36,000	75,000	75,000	75,000	Complete	
	Replace 2 nd floor radiation & boilers	1460		328,384.18	416,355.76	416,355.76	416,355.76	Complete	

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02470899 Replacement Housing Factor Grant No:				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	Obligated	Expended	
24-6 Campello	Replace Hot Water Heaters		1465.1		69,000	168,000	168,000	168,000	Complete
BHA Wide	Computer Hardware		1475.1		17,000	-0-			
24-8 Sullivan Tower	Comp. Mod RESERVE (2000)		1490		572,232	74,866.27	74,866.27		

