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

Northampton Housing Authority
Northampton, MA. (MA-026)

PHA Plans

Annual Plan for Fiscal Year beginning 1 July 2003

OMB Approval No:0590050026
Expires: 01/31/2002

PHA Plan
Agency Identification

PHA Name: Northampton Housing Authority
PHA Number: MA026
PHA Fiscal Year Beginning: July 2003
Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
_X_ 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)
_X_ Main administrative office of the PHA
____PHA development management offices
____PHA local offices
_X_ Main administrative office of the local government
____Main administrative office of the County government
____Main administrative office of the State government
_X_ Public library
____PHA website
____Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
_X_ Main business office of the PHA
____PHA development management offices
____Other (list below)

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A. Mission

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

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

X The PHA's mission is:

The Northampton Housing Authority is committed to ensuring decent, safe, and affordable housing, and housing opportunity, for the citizens of Northampton and the region, in an effort to maintain the economic diversity of the Community.

To this end the NHA shall strive to create and maintain clean and secure housing developments, offer a variety of housing opportunities for the community's citizens, assure fiscal integrity by all program participants, and work to support initiatives to provide opportunities for residents who wish to gain self-sufficiency and economic dependence.

The effectiveness of these endeavors is measured, in part, by the dedication of an innovative and caring staff to efficient program management, and collaboration with residents, community service providers, and Northampton's government and community leaders.

NOTE: There have been no changes to the 5 Year Plan submitted in 2002. Because NHA is a high performing authority, the 5 Year Plan does not need to be re-submitted in 2003.

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Annual Plan of the Northampton Housing Authority
Fiscal Year beginning July 2003

[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

____ **Standard Plan**

Streamlined Plan:

_X_ **High Performing PHA**

____ **Small Agency (<250 Public Housing Units and <250 Section 8 vouchers)**

____ **Administering Section 8 Only**

____ **Troubled Agency Plan**

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.

I Criteria for determining deviation from or need to amend 5 Year or Annual Plan

1. The NHA would amend the 5 Year Plan, using the annual planning process, if it were to consider any important change.

2. The NHA would consider any material change from the Annual Plan to be a deviation unless it is first proposed as an amendment and accepted during the annual planning process.

II Proposed Modification or Deviation from Previously submitted 5 Year or Annual Plans.

1. In 2003, the NHA proposes no changes to the 5 Year Plan, and affirms its commitment to continue to try to achieve the goals stated in it.

2. The NHA will not pursue the Family Self Sufficiency Program, a strategy contained in the 2001 Annual Plan, because the size of our Authority and budget limitations preclude participation without funding to cover the costs.

II Achievements in 2002

1. During 2001 the NHA successfully obtained an additional 50 Section 8 Vouchers through an application to the Fare Share NOFA. The NHA issued those vouchers during FY 02.

2. The goal of increasing the Section 8 FMR was partially met when an exception rent of 118.9% of FMR was allowed by HUD, as of January 2003. NHA will continue its efforts in cooperation with the Amherst Housing Authority and others, to separate the FMR's for nearby towns from the unrealistically low FMR for the Springfield Metropolitan Area.

3. The effort to preserve affordable housing in the City has continued. In July, 2001 the NHA Board approved a decision to use the power of eminent domain, if necessary, to preserve a potential expiring use purchase of over 200 units of housing at the Meadowbrook apartments. The owners decided to preserve affordability, and the NHA has been awarded Enhanced Vouchers to serve the residents, and the owner has negotiated financing with the Coommonwealth to preserve affordability at the development.

4. The Lease was approved in FY 01 translated into Spanish by the translation service at the University of Massachusetts. It has been implemented by the PHA in FY 02.

5. In 2002 the NHA re-authorized two permissive income deductions, first adopted in the 2000 Annual Plan. One excludes income earned through part time work by a full time student. The other excludes the amount spent, above 3% of annual income, for medical insurance and out of pocket medical expenses. This year the NHA plans to preserve these deductions, but not to add any new ones.

6. Using assistance from the City's CDBG fund as well as private fund raising, additional improvements were made on the playground at the Florence Heights family development. Application for CDBG Funding was made to make road safety improvements.

7. Design specifications for new roof shingles at Florence Heights were prepared and bid documents issued in FY 02.

8. With the submission of the 2002 Plan, the NHA proposed to use up to 20% of its Section 8 Voucher authorization to establish Project Based assistance for units of existing housing. This would serve two goals: increase the utilization rate for the Section 8 Program and help subsidize existing low income housing in the area. 60 vouchers were issued by January, 2003.
9.To address resident concerns about safety, the NHA hired a former police officer to provide administrative support for lease enforcement and serve as a liaison with local law enforcement.

10. Completed 504 Compliance Review - Underwent HUD FHEO 504 Compliance

Review

III Initiatives for 2003.

1. The NHA will continue to seek a higher FMR for its jurisdiction.
2. The administration of Enhanced Vouchers at Country Lane Estates, and the underlying goal of preservation of affordable housing will be a top priority.

Annual Plan Table of Contents, [24 CFR Part 903.7 9 (r)]

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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 (N/A)

X (Attachment A)FY01 & FY 2002 Capital Fund Program Annual Statement/P&E Report

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

Other:

Optional Attachments:

X (Attachment B) Five Year Action Plan for Capital Funds

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X (Attachment C) Annual Audit
X (Attachment D) Capital Inventory and Replacement Priority
X (Attachment E) Revised ACOP and Section 8 Administration Plan
X (Attachment F) Follow up Plan for Resident Satisfaction Survey
NOTE: Only Attachments A and B will be submitted electronically. All others will be submitted to the Regional Office with paper copy of the Plan.

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 local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
N/A	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
N/A	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
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1.PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2.Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	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 X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable	Annual Plan: Conversion of

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Applicable & On Display	Supporting Document	Applicable Plan Component
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program 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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	780	5	4	1	2	2	1
Income >30% but <=50% of	564	5	5	1	4	2	1

OMB Approval No. 2505-0025
Expires: 03/31/2002

Family Type	Overall	Afford-ability	Supply	Quality	Accessi-bility	2. Size	Location
AMI							
Income >50% but <80% of AMI	436	4	4	1	4	2	1
Elderly	361	3	1	1	1	1	1
Families with Disabilities	N/A						
White - number disproportionate need	1853	4	4	1	N/A	N/A	N/A
Black - number disproportionate need	39	4	4	1	N/A	N/A	N/A
Hispanic - number disproportionate need	93	5	4	1	N/A	N/A	N/A
Other - number disproportionate need	51	4	4	1	N/A	N/A	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.)

X Consolidated Plan of the Jurisdiction/s
Indicate year: 2000

X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") Dataset

X American Housing Survey data
Indicate year: 1990

X Other housing market study
Indicate year: 1998 - NHA Rent Comparability Study
1999 - The Montague Group Rent Comparability Study

X Other sources:
Northampton Housing Authority Waiting Lists - 2001- 2; Northampton District Court-Eviction Actions filed 1997-00; Interview with director of the Stavros Center. Additional Sources used for the Narrative of Housing Needs were: Analysis of "State of the Pioneer Valley" report by the Pioneer Valley Planning Commission; HUD Office of Federal Housing Enterprise Oversight - "House Price Index"; Coalition of Affordable Rental Housing analysis of FHA insurance data;

City of Northampton Planning Department publication “Northampton's Housing Affordability Gap”.

NARRATIVE- HOUSING NEEDS IN THE JURISDICTION

By utilizing the sources cited above, the needs factors were determined with the following explanations:

Affordability - Based on existing preference categories and 1990 census data affordability seems to have its most significant impact in the Very Low Income category, with only moderate impact for elderly families. The distinction between a four and a five is subtle but discernable The problem is compounded by the market rents which are above the FMR, and a “hot” rental market.

Supply - The City’s low vacancy rate is responsible for a major shortage of affordable housing supply. Recent loss of “expiring use”development magnifies the problem.

Quality - The very good condition of the City's subsidized housing stock combined with an extremely small number of Sanitary Code violations, is responsible for the determination that housing quality plays no, or very little, role in housing needs.

Accessibility - A low supply of market rate units, combined with the broad definition of disability, creates the rating for this category. Low supply for people with mobility impairments

Size - Few reports of under-housed families and the availability of larger units.

Location - Lack of concentration of low income neighborhoods (with the exception of those with subsidized apartment complexes), and a lack of crime-intensive-neighborhoods in the City. Few affordable units in outlying, more rural sections of the City without availability of public Voucher program housing supply spread throughout the City. Location seen as more crucial to those with disabilities.

Racial disparity - 1990 Census figures indicate a spread of +5% between housing needs for Hispanic families and the overall needs of the population set, a figure not exceeding the allowable disparity.

To a large degree, Northampton's success as a diverse, economically vibrant, safe, caring and well-managed small city is cause for much of the housing needs faced by low-income families and individuals here.

The City has utilized Federal, State and local resources to create an impressive

assortment of housing programs for eligible families, and these programs - many of which are the only ones of their kind in the immediate area-have attracted more needy families who attempt to solve their housing needs in Northampton. For example, the City provides local resources for a winter season "cot shelter" which serves individuals from the region, funds housing search and landlord-tenant mediation programs, assists fixed-income elders with a home repair program, and provides subsidies for families living in a pre-paid expiring use development. As another example, Northampton's Housing Partnership has provided resources to renovate, and return to the market, affordable rental stock, including SRO housing. The Valley Community Development Corporation sponsors counseling, and provides downpayment assistance to first time home buyers.

As the home to the former Northampton State Hospital (NSH), and the locus for most of the community based mental health programs in the area, housing needs are magnified for this population. Fully 45% of the 450 "elderly" apartments rented by the NHA are rented to a younger disabled population. Additionally, a disproportionate number of residents of both the Grove St. Inn, a year round homeless shelter, and the cot shelter program, are extremely young, most former clients of the Department of Youth Services or the Department of Social Services, many with substance abuse histories. Only with extensive and on-going counseling, treatment and skills training, will this needy population truly fit into existing permanent housing programs.

Northampton provides the urban life for the 5 College community (of U. Mass, Smith College, Mt. Holyoke College, Hampshire College and Amherst College) and its more than 15,000 off-campus students. With it's nightlife and safe streets, Northampton has become attractive to this population, which is able to pool resources to rent large numbers of local apartments, thus creating a demand which raises rents greater than those which working families can afford (and which exceed FMR's for the City, which is lumped in with the lower priced Springfield MSA, located 25 miles away).

Northampton's lack of supply of affordable housing is magnified by the demand for it; a demand based on the City's reputation for good schools, as well as its proximity to the VA Medical Center, its mental health services, and notoriety as a community which offers shelter services not available in other local communities, and as a community which values the diversity of its population. The success of the local economy, and the service sector jobs it has spawned, has led to employment opportunity, but housing opportunity, especially for low-skilled workers, lags dangerously in some measure because, for the most part, the City has been built out, but more ominously because of the failure of federal and state policies to provide for the preservation of existing housing stock, and/or the financing or new affordable housing.

The City is in need of both preserving existing subsidized housing and creating new

housing development for low-income families, including transitional housing for single individuals with essential mental health or substance abuse needs. Inherent in the creation of additional transitional housing is the need for the multi-faceted services needed to ensure that this housing is, in fact, transitional. Local and state resources have been made available to address these concerns, but without significant Federal involvement in the form of tax incentives for private housing creation - and social and human services to address deep-rooted social problems faced by participants - Northampton will continue to be an attractive victim of its own success, scratching the surface of its need for affordable housing while other area communities with less will do little to attempt to solve or even recognize the problem.

Northampton can not provide adequate, affordable housing for its residents. As a result, the Northampton Housing Authority determines that an affordable housing emergency exists in Northampton. This emergency is verified by multiple data sources, and the threat caused by the emergency takes several forms including:

the continued threat of pre-payment of expiring use 236 developments in the City and region, the use by HUD of an inaccurate and unreliable FMR for the NHA's jurisdiction which is weighted -in fact, the Springfield MSA was one of only five in the country to have its FMR's lowered in 2000 -- by low-rent apartments in the larger urban core of the MSA, regional data which shows that despite a relatively strong economy in terms of unemployment statistics, the poverty rate in the region has increased 40% between 1989 and 1997, creating a growing gap between the "haves" and the "have-nots" which is only exacerbated by escalating rents.

Statewide data showing home prices in Massachusetts increasing 52% since 1995 making it virtually impossible for a moderate income working family to take the first step to home ownership, and leading to Governor Cellucci declaring the lack of affordable housing a "crisis"-, national data indicating that the growth in new multi-family housing utilizing FHA mortgage insurance programs was non-existent during calendar year 2000.

The Annual Plan calls for the NHA to take several significant steps in the near future. First,
the NHA will seek to increase FMR's above their current level, while at the same time continuing to work with other similarly-affected communities to be re-classified from the Springfield MSA. In 2000, HUD reduced the FMR's for Northampton (the Springfield MSA) by 3%. At the same time HUD did not grant a 50% percentile exception in any MSA in Massachusetts, despite rapidly rising rents.

The reduced FMR's have a devastating impact on the ability of new Section 8 participants to find eligible housing in Northampton, and existing participants to find different housing in Northampton and the northern sub-region of the MSA. Additionally, we believe that the reduced FMR's have a negative impact on the desire of owners of "expiring use" developments to preserve equal affordability, after

refinancing, by utilizing any “mark up to market” components of their refinancing options. The effect of the implementation of the new FMR's has been, based on where new voucher holders are finding housing, to further concentrate poverty in the southern sub-region of the MSA, thus contradicting HUD policy established by Congressional mandate in QHWRA.

The current reduced FMR’s even with a 118% Exception Rent fly in the face of what we know about rents in the Northampton-Easthampton area (the NHA's jurisdiction) the availability of Section 8-eligible housing here, and the actual experience of Section 8 participants seeking eligible housing. That knowledge is bolstered by a Rent Reasonableness survey conducted in 1999, and updated in 2002, an informal market survey conducted in 2000, and conversations with area landlords.

The Springfield MSA consists of two distinct geographical sub-regions. The first consists of the City of Springfield and surrounding communities including the cities of Chicopee and Holyoke. This first sub-region is predominated by the heavily-populated urban core of these cities, where rents are, indeed, at the levels suggested by the proposed FMR’s. The second sub-region within the MSA is comprised of communities north of the Holyoke Mountain Range, in Hampshire and Franklin Counties, consisting, in part, of the City of Northampton, and the towns of Amherst Easthampton, Hadley, Sunderland and Williamsburg. This sub-region is comprised of smaller, less dense communities. Rents in these communities, which encompass our jurisdictional area, exceed the FMR's.

NHA analysis of HUD's January 2000 Random Digit Dialing (RDD) survey, which formed the basis of the current FMR’s, indicates that the sample weight of surveys from the first sub-region -where rents are lower- drag down the FMR’s for the whole MSA, with dramatic impact on the northern subregion, including the towns of Northampton, Amherst, Sunderland, where rents are higher.

The data shows the average two bedroom gross rent in the Springfield sub-region is $619; the 40" percentile rent is $582. The average two bedroom gross rent in the Northampton sub-region is $754; the 40" percentile rent is $717.

The Northampton Housing Authority has also witnessed a dramatic recent increase in rents in it's jurisdictional community of Easthampton, combined with an equally dramatic, and causal, decrease in available Section 8-eligible housing supply in Northampton. For, example, new voucher holders are finding great difficulty in secure eligible housing in the City of Northampton, and this fact forms the basis for our appealing to HUD to grant a “success Rate” payment standard exception, above the current 110% payment standard. In January, 2002, HUD allowed an increase to 118.9%. This increase was extended through 2003.

Another factor faced by eligible families is the extremely low vacancy rate in Northampton, currently less than 2%. This low vacancy rate contributes to higher rents, rents which are out of the reach of Section 8 participants due to low FMR'S.

A further factor faced by Section 8 participants seeking housing in the northern sub-region is competition with college students from the Five College community, where fully 14,000 area college students living off-campus compete for scarce housing resources against working relies . These students often use their shared income capacity to meet higher housing costs, whereas Section 8 families are limited by the Extremely-Low and Very Low Income guidelines of HUD.

The NHA believes that the FMR's for the Springfield MSA are not an accurate reflection of the actual rents in the northern sub-region of the MSA. We will continue to request that the Springfield MSA be re-defined to meet more accurate rental patterns for the northern sub-region, where rents are higher. This will help accomplish HUD compliance with deconcentration of poverty mandates, and is crucial for us to comply with the 75% Extremely Low Income issuance guidelines.

In conclusion, and as the NHA begins the process of developing housing on property at the NSH granted it by the State Legislature, steps must be taken to address the community housing need. That solution lies with both public sector housing development, and private sector housing development and housing preservation for our eligible populations. A further loss of expiring-use housing in the Community, and in the region, can not be replaced by any development the NHA could construct, or any that is contemplated or encouraged by federal housing policies.

The fact that the City of Northampton, in partnership with the NHA, is one of the few Communities in Massachusetts to exceed 10% affordability in its housing stock demonstrates it's commitment to creating an economically diverse community. In 2000, recognizing the gravity of the housing crisis in Massachusetts, the Commonwealth created an Affordable Housing Trust Fund to provide communities and agencies with financial resources needed to preserve and build affordable housing. By determining that our situation in Northampton is an emergency, we hope to call attention to the vast needs we face in providing for those families who call Northampton home, who service our local economy, and provide diversity to our Community.

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 Section 8 Waiting List

Waiting list type: (select one)
_X_ Section 8 tenant-based assistance
____ Public Housing
____ Combined Section 8 and Public Housing
____ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	416		22
Extremely low income ≤30% AMI	351	84%	
Very low income (>30% but ≤50% AMI)	64	16%	
Low income (>50% but <80% AMI)	1	<1%	
Families with children	262	63%	
Elderly families	10	3%	
Families with Disabilities	144	35%	
Race/ethnicity - White	192	47%	
Race/ethnicity - Black	54	13%	
Race/ethnicity - Hispanic	152	37%	
Race/ethnicity - Asian	12	3%	
Race/ethnicity - American Indian	4	<1%	
Race/ethnicity - other	2	<1%	

Is the waiting list closed (select one)? Yes

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If yes:
How long has it been closed ? 23 months
Does the PHA expect to reopen the list in the PHA Plan year? No
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No

Housing Needs of Families on the Public Housing Waiting List

Waiting list type: (select one)
____ Section 8 tenant-based assistance
X Public Housing
____ Combined Section 8 and Public Housing
____ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	72		16
Extremely low income ≤30% AMI	58	80%	
Very low income (>30% but ≤50% AMI)	10	14%	
Low income (>50% but <80% AMI)	4	6%	
Families with children	41	56%	
Elderly families	10	14%	
Families with Disabilities	21	30%	
Race/ethnicity - White	36	50%	
Race/ethnicity - Black	7	10%	
Race/ethnicity - Hispanic	26	36%	
Race/ethnicity - other	3	4%	

Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	21	29%	8
2 BR	32	45%	4

3 BR	19	26%	3
4 BR	0		1
5+ BR			

Is the waiting list closed (select one)? No
If yes:
How long has it been closed N/A?
Does the PHA expect to reopen the list in the PHA Plan year? N/A
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? N/A

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

X 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
X 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
X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
____ Other (list below)

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

Select all that apply

____ Apply for additional section 8 units should they become available

____ Leverage affordable housing resources in the community through the creation of mixed - finance housing

X Pursue housing resources other than public housing or Section 8 tenant-based assistance.

X Other:

1. Continue process of developing affordable housing on land granted by State.
2. Continue effort to preserve affordability at expiring use, multi-family developments (see Executive Summary, p.1.)

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

X Adopt rent policies to support and encourage work

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)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

____ Seek designation of public housing for the elderly

____ Apply for special-purpose vouchers targeted to the elderly, should they become available

____ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

____ Seek designation of public housing for families with disabilities

X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

____ 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)

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

X Improve quality of consumer relations by staff training and improving communications with residents.

(2) Reasons for Selecting Strategies

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

X Funding constraints

X Staffing constraints

X Limited availability of sites for assisted housing

____ Extent to which particular housing needs are met by other organizations in the community

X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

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X Influence of the housing market on PHA programs
____ Community priorities regarding housing assistance
X Results of consultation with local or state government
X Results of consultation with residents and the Resident Advisory Board
X Results of consultation with advocacy groups
____ Other: (list below)

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2002 grants)**		
a) Public Housing Operating Fund	$180,181	
b) Public Housing Capital Fund	$172,028	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$2,454,067	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$270,377	
4. Other income (list below)		
Washer and Dryer proceeds	$4,533	
Interest on General Fund Investments	$16,459	

Sources	Planned $	Planned Uses
4. Non-federal sources (list below)		
Total resources	$3,097,645	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

NOTE: A copy of the Admissions and Continued Occupancy Plan has been submitted to the Regional Office.

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)

X When families are within a certain number of being offered a unit: 5
X When families are within a certain time of being offered a unit: 3 months
X Other: Verify initial eligibility upon receipt of application; update verification throughout period applicant is on waiting list.

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

X Criminal or Drug-related activity
X Rental history
X Housekeeping
X Other May institute credit checks if funding available

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

d. X Yes ____No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

(2)Waiting List Organization

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a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
X Community-wide list
____ Sub-jurisdictional lists
____ Site-based waiting lists
____ Other (describe)

b. Where may interested persons apply for admission to public housing?
X PHA main administrative office
____ PHA development site management office

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)
X One
____ Two
____ Three or More

b. X 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 X 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)
X Emergencies
X Over housed
X Under housed
X Medical justification
X Administrative reasons determined by the PHA (e.g., to permit modernization work)
____ Resident choice: (state circumstances below)

c. Preferences
1. X 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

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

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

____ Date and Time

Former Federal preferences:
____ Involuntary Displacement (Disaster, Government Action, Action of Housing
____ Owner, Inaccessibility, Property Disposition)
____ Victims of domestic violence
____ Substandard housing
____ Homelessness
____ High rent burden

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

4. Relationship of preferences to income targeting requirements:
____ The PHA applies preferences within income tiers
X 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)
X The PHA-resident lease
X The PHA's Admissions and (Continued) Occupancy policy
X PHA briefing seminars or written materials
____ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
____ At an annual reexamination and lease renewal
X Any time family composition changes
____ At family request for revision
____ Other (list)

(6) Deconcentration and Income Mixing
Not Applicable because NHA has only one general family development and only one elderly/disabled development.

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

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)
____ Adoption of site-based waiting lists
____ If selected, list targeted developments below:

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

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

____ Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes? (select all that apply)
____ Additional affirmative marketing
____ Actions to improve the marketability of certain developments
____ Adoption or adjustment of ceiling rents for certain developments
____ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
____ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
____ Not applicable: results of analysis did not indicate a need for such efforts
____ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
____ Not applicable: results of analysis did not indicate a need for such efforts
____ List (any applicable) developments below:

B. Section 8

Exemptions: 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).

Note: A copy of the Administrative Plan has been submitted to the Regional Office.

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
X Criminal or drug-related activity only to the extent required by law or regulation
____ Criminal and drug-related activity, more extensively than required by law or regulation
____ More general screening than criminal and drug-related activity (list factors below)
____ Other (list below)

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

c. X Yes ___ No: Does the PHA request criminal records from State law enforcement

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agencies for screening purposes?

d. X 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)
X Criminal or drug-related activity
X Other Recent Landlord Addresses, if requested by prospective landlord

(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)
X 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)
X PHA main administrative office
____ Other (list below)

(3) Search Time
a. X Yes ____ No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below: Automatic 30 extension upon request; additional 30 day extension if applicant's extenuating circumstances or market conditions warrant it.

(4) Admissions Preferences
a. Income targeting

____Yes X 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. X 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
X 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
_X Other- Any applicant currently receiving benefit of rental assistance under the HUD Rent Supplement Program who within the prior 12 months of the date of application received or receives a notice of a unit rent increase of 20% or more and who as a result does or would pay more than 30% of their income for rent.

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.

____ Date and Time

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

Other preferences (select all that apply)
____ Working families and those unable to work because of age or disability
____ Veterans and veterans' families
1 Residents who live and/or work in your jurisdiction
____ Those enrolled currently in educational, training, or upward mobility programs
____ Households that contribute to meeting income goals (broad range of incomes)
____ Households that contribute to meeting income requirements (targeting)
____ Those previously enrolled in educational, training, or upward mobility programs
____ Victims of reprisals or hate crimes
__X_ Other – Rent Supplement program recipient facing rent increase of greater than 20% whose result would lead to recipient paying more than 30% of their income in rent.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
____ Date and time of application
X Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
X 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
X 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)
X 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?

X Through published notices
____ Other (list below)

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—

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

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
____ $0
____ $1-$25
X $26-$50

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

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
McDonald House: 1 bed room, $583; 2 bed rooms, $736

Florence Heights: 2 bed rooms, $586; 3 bed rooms, $734; 4 bed rooms, $904

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
X For the non-reimbursed medical expenses of non-disabled or non-elderly families within guidelines established in NHA Determination of Rent Policy
X Other:
1. Earned income from "after school" or part time jobs of a family member enrolled as a full time student
2. Income of household members living outside the home while enrolled as full-time students, or serving in the Armed Forces,

e. Ceiling rents

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

X 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)

X 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
X Fair market rents (FMR)
____ 95th percentile rents
X 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
X 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)_____
X Other: any decrease in income or change in family composition (All changes are to be reported at the time they occur.)

g. ____Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISA's) 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.)
X The section 8 rent reasonableness study of comparable housing
X Survey of rents listed in local newspaper
____ Survey of similar unassisted units in the neighborhood
X Other: FMR's

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 [illegible] 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 below100% of FMR
____ 100% of FMR
____ Above 100% but at or below 110% of FMR
X Above 110% of FMR (In January, 2003, HUD approved an exception rent of 118.9%.)

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

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

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

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

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

X Annually
____ Other (list below)

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

X Success rates of assisted families
____ Rent burdens of assisted families
X Other: Adequacy of supply in relationship to availability of units in eligible pool

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
____ $0
____ $1-$25
X $26-$50

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

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)

NHA is exempt by reason of being considered high performing.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)
____ An organization chart showing the PHA's management structure and organization is attached.
____ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2002	Expected Turnover
Public Housing	109	31
Section 8 Vouchers	153	3
Section 8 Certificates	0	0
Section 8 Mod Rehab	25	7
Special Purpose Section 8 Certificates/Vouchers (list individually)	95	4
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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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)
Admissions and Continued Occupancy 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.

Northampton Housing Authority is exempt by reason of being a high performing authority.

A. Public Housing

1. X 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?

NOTE: A copy was submitted as part of the ACOP to the Regional Office.

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)

X PHA main administrative office
____ PHA development management offices
X Other: Lease Document

B. Section 8 Tenant-Based Assistance

1. X Yes ____ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 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)

X PHA main administrative office
____ Other (list below)

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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

Select one:

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.

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A

-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. X 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:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (ma026b01)

-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 X 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:

OMB Approval No:0590050026
Expires: 03/31/2002

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ____Yes X 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 ____ Disposition
3. Application status (select one) ____ Approved ____ Submitted, pending approval ____ Planned application

4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: Coverage of action (select one) ____ Part of the development ____ Total development
7. Time line 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 X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: ____ Occupancy by only the elderly ____ Occupancy by families with disabilities ____ Occupancy by only elderly families and families with disabilities
3. Application status (select one)

OMB Approval No:0950050026
Expires: 01/31/2002

____ Approved; included in the PHA's Designation Plan ____ Submitted, pending approval ____ Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ____ New Designation Plan ____ Revision of a previously-approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) ____ Part of the development ____ 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 X 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? ____ Assessment underway ____ Assessment results submitted to HUD ____ Assessment results approved by HUD (if marked, proceed to next

question) ____ Other (explain below)
3. ____Yes ____ 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) ____ Conversion Plan in development ____ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ____ Conversion Plan approved by HUD on: (DD/MM/YYYY) ____ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ____ Units addressed in a pending or approved demolition application (date submitted or approved: ____ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ____ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ____ Requirements no longer applicable: vacancy rates are less than 10 percent ____ Requirements no longer applicable: site now has less than 300 units ____ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA , [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 X No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C.

1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ____ HOPE I ____ 5(h) ____ Turnkey III ____ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ____ Approved; included in the PHA's Homeownership Plan/Program ____ Submitted, pending approval ____ 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) ____ Part of the development ____ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program
____Yes ____ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)
____ 25 or fewer participants
____ 26 - 50 participants
____ 51 to 100 participants
____ more than 100 participants

b. PHA-established eligibility criteria
____Yes ____No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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.

Northampton Housing Authority is exempt by reason of being a high performing PHA.

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

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

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 selec-tion/specific cri-teria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 partici-pants or both)

(2) Family Self Sufficiency program/s

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a. Participation Description

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

b. ____Yes ____ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA 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 may complete this component and may skip to sub-component D.

Northampton Housing Authority is exempt by reason of being a high performing PHA.

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

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(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)

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)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

____Yes ____ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
____Yes ____ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
____Yes ____ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

[24 CFR Part 903.7 9 (n)]

14. RESERVED FOR PET POLICY

Pet Policy is attached at Chapter 10 of Admissions and Continued Occupancy Policy.

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. X Yes ____ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?

(If no, skip to component 17.)
2. X Yes ____ No: Was the most recent fiscal audit submitted to HUD?
3. ____Yes X No: Were there any findings as the result of that audit?
4. ____Yes ____ 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.

Not required for Northampton Housing Authority - High performing.

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 __X 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)

____ Provided below:

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

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

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

1. X 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 X 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)

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)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Northampton

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with

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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.
X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
Proposal to convert Section 8 Vouchers to Project Based contracts would assist goal of preserving affordability of existing rental units.
____ Other: (list below)

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

D. Other Information Required by HUD

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

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Expires: 01/31/2002

CAPITAL FUND PROGRAM TABLES

Attachment A

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

PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA026P02650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

Original Annual Statement ☐ **Reserve for Disasters/ Emergencies** X **Revised Annual Statement (revision no:** 1)
X **Performance and Evaluation Report for Period Ending:12-31-02** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	36,000			
4	1410 Administration	17,203			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	32,000	45,762		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	73,063			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA026P02650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

Original Annual Statement ☐ **Reserve for Disasters/ Emergencies** X **Revised Annual Statement (revision no:** 1)
X **Performance and Evaluation Report for Period Ending:12-31-02** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	13,762	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	172,028			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Northampton Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: MA026P02650102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
26-1	Hatchway Replacement	1460		12,000				Planning
HA Wide	Upgrade Computers and Communications	1408		36,000				Planning
HA Wide	Administration	1410		17,203				
HA Wide	Various Masonry Repairs	1460		18,762				
HA Wide	Replacement Reserve	1490		73,063				
26-1	Road & Sidewalk Repair	1460		15,000				

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

PHA Name: Northampton Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: MA026P02650102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Northampton Housing Authority				**Grant Type and Number** Capital Fund Program No: MA06P02650102 Replacement Housing Factor No:			**Federal FY of Grant: 2002**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	6/30/04			6/30/05			

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

PHA Name: Northampton Housing Authority	**Grant Type and Number** Capital Fund Program No: MA06P02650102 Replacement Housing Factor No:	**Federal FY of Grant: 2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment A

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

PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650101 Replacement Housing Factor Grant No: N/A	Federal FY of Grant: 2001

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies XRevised Annual Statement (revision no: 1)
X Performance and Evaluation Report for Period Ending:12/31/02 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		2,280	2,280	0
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,717		22,717	22,717
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	158,000	155,720	155,720	155,720
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: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650101 Replacement Housing Factor Grant No: N/A	Federal FY of Grant: 2001

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies XRevised Annual Statement (revision no: 1)
X Performance and Evaluation Report for Period Ending:12/31/02 ☐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…..)	180,717		180,717	
	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: Northampton Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MA06P02650101 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
26-1	Replace Basement Windows		1460		26,000		26,000		Complete
26-2	Window Replacement		1460		129,720		129,720		Complete
H.A. Wide	A/E Fees		1430		22,717		22,717		Complete
H.A. Wide	Operations		1406		2,280		2,280		

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

PHA Name: Northampton Housing Authority	**Grant Type and Number** Capital Fund Program No: MA06P02650101 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
H.A. Wide	9/30/03		12/31/01	9/30/03			

Capital Fund Program Five-Year Action Plan – Attachment B
Part I: Summary

PHA Name Northampton Housing Authority		PHA Wide		☐**Original 5-Year Plan** X**Revision No: 1**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY:2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY:2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY:2008
26-1 Florence Heights		$141,544	10,000		
26-2 McDonald House			60,000	40,000	
Operations				32,028	
A&E					
Replacement Reserve			102,028	100,000	172,028
Total CFP Funds (Est.)		$ 141,544	$172,028	$ 172,028	$ 172,028
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2___ FFY Grant:2004 PHA FY:2005			Activities for Year: __3__ FFY Grant:2005 PHA FY:2006		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement	Florence Heights 26-1	Shingle Replacement	141,544	Florence Heights 26-1	Ranges	5,000
				Florence Heights 26-1	Sidewalk Repair	5,000
				McDonald House 26-2	Roof Replacement	60,000
				H/A/ Wide	Replacement Reserve	102,028

Total CFP **$ 141,544** **$172028**

Estimated Cost

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

	Activities for Year : 4_ FFY Grant:2006 PHA FY:2007			Activities for Year: __5__ FFY Grant:2007 PHA FY:2008		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	McDonald House 26-2	Hot Water Tank	15,000			
	McDonald House 26-2	Roadway Repair	25,000	H/A Wide	Replacement Reserve	172,028
	H/A Wide	Operations	32,028			
	H/A Wide	Replacement Reserve	100,000			
Total CFP Estimated Cost			**$172,028**			**$ 172,028**

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 MA06P02650103 FFY of Grant Approval: (07/2003)

X 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	141,544
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)**	141,544
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
26-1 Florence Heights	Shingle Replacement	1460	141,544

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)
26-1 Florence Heights	6/30/05	6/30/06
H/A Wide	6/30/05	6/30/06