

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

PHA Plans

5 Year Plan for Authority Fiscal Years commencing 4/1/01 to 4/1/05
Annual Plan for Authority Fiscal Year ending 3/31/04

(click here to go to [TableContents](#))

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

PHA Plan Agency Identification

PHA Name: Springfield Housing Authority

PHA Number: MA035

PHA Fiscal Year Beginning: April 1, 2003

Public Access to Information

*Comments on the plan are welcome and may be emailed to
"Raymond_Asselin@shamass.org" or in writing to the Authority at PO
Box 1609, Springfield, MA 01101-1609*

Information regarding any activities outlined in this plan can be obtained by contacting:

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
The Authority is using its nonprofit organization "Springfield Housing Associates to develop tax credit projects.
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)

The Authority continuously refers to the PHAS inspection results, evaluating the deficiencies for each development and taking the necessary steps to correct the deficiencies on an authority-wide basis.

Improve voucher management:

The Authority's goal is to obtain high performer status (over 90% score) under SEMAP guidelines. Quality control systems are in place to ensure that all SEMAP factors, which determine performance designation, are conducted and completed.

The Authority's Rental Assistance Office has been re-organized. The re-organization will to reduce unnecessary processing, handoffs and duplication of tasks and delineate staff roles and responsibilities. In turn providing an improved customer friendly environment to clients. Reports have been designed allowing staff and management to monitor all facets of the program. Reports are generated on a daily, weekly, monthly and annual basis. The Office has hired and trained an Information Specialist who has been setting up and monitoring the department's software. In addition the Specialist will train staff on the operation of the software and accessories.

Increase customer satisfaction:

The re-organization in the Rental Assistance Office will ultimately improve customer satisfaction. In addition, the Authority's application office continues to explore new ways to streamline the application process, for informing applicants of their wait list position and the approximate time before housing.

The Authority plans to:

- ◆ Continue to keep the conventional wait list open for family conventional 1, 2, 3, 4 and 5 bedroom and elderly and 1 bedroom disabled applicants.
- ◆ Provide and assist prospective clients with emergency options while on wait list (shelter, social service agencies, etc.)
- ◆ Redesign the Pre-Leasing orientation process for better understanding of rules and regulations.
- ◆ Redesign and improve initial application forms and to simplify the application process.
- ◆ Evaluate Application, Rent Collection, Rental Assistance and Housing Manager office hours to accommodate working clients.
- ◆ Redesign and improve the inquiry process relative to wait-list position and estimated time-to-house.
- ◆ Continue to market to potential senior applicants through additional advertising.
- ◆

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

The following measures are currently being undertaken.

- ◆ Expansion of cost saving electronic data interchange to eliminate redundant clerical work.
- ◆ Further expansion of automated office (use of email, networking) to reduce office supply consumption.
- ◆ Expansion of use of Internet in order to reduce expense of delivery of reports.
- ◆ Utilization of scanning equipment for reduction of document storage costs, to improve longevity of storage and facilitate document retrieval.
- ◆ Improvement of website made operational in 2002.

Renovate or modernize public housing units:

Please refer to Capital Fund Section.

The Authority will also continue to take full advantage of rebate and conservation programs.

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

The Authority had a Regional Opportunity Counseling program (ROC). The Authority contracted with Springfield's Housing Allowance Project Inc. (H.A.P.) to provide voucher mobility counseling.

Through this program brochures and other literature were available describing how to find housing outside the Springfield metropolitan area. They also provided information concerning acceptable move-in conditions, descriptions of services, training, education, and available employment opportunities.

The Authority will now explore ways to provide service by designing an in-house informational system.

Conduct outreach efforts to potential voucher landlords

The Authority's monthly goal is to enlist one potential voucher landlord per month with a unit in a low poverty area. Unit information is then added to a database and made available to all clients. The name of all new landlords who inquire

about the Section 8 Program will receive an informational packet, which will be mailed to them.

- Increase voucher payment standards to support outreach efforts
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

The Authority has implemented ~~Flat~~ Rents to retain a healthy income mix. The Authority also plans additional marketing and targeting to provide a better income mix within highly concentrated very low to low income projects.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:

The Authority intends to encourage the establishment of Neighborhood Watch Committees and resident initiatives through interaction with its resident councils and advisory committees. No security improvements are planned at this time.

The Authority collaborates annually with local law enforcement and conducts a comprehensive security analysis of its developments. Results of this collaboration are studied for further action.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) * Morgan Manor and Johnny Appleseed Developments
 - Other: (list below)

The City of Springfield's Consolidated and Annual Plan (formerly known as CHAS) no longer recognizes Moxon Apartments as a problem area.

The Authority has strengthened its community partnerships by offering and providing an array of programs for the youth and adult members of the community.

The Authority's Task Force continues to work directly with the Hampden County District Attorney's Office, the City of Springfield Police Department and Western Massachusetts' Gang Task Force. SHA also has a point of contact at the DEA. The open dialogue and sharing of information has proven to be invaluable.

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

The Authority has completed its collaboration with Hampden County Training Consortium and Massachusetts Career Development Institute to transition residents from Welfare to Work. Currently we are partnered with the Puerto Rican Cultural Center and a local Training Management Firm working with the resident population offering an array of services to the resident population.

Provide or attract supportive services to improve assistance recipients' employability:

The Authority currently operates an educational center (Campus of Learners / Youth Economic Service Center) designed to teach residents about computers and to provide remedial education. The program seeks to attract around 100 clients per year. Also, the Authority has applied for HUD ROSS funding to transition the existing Campus of Learners Center to a Nationally recognized Neighborhood Network Center.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

The Authority has a memorandum of agreement with the Greater Springfield Senior Services, Inc. to attract services for elderly residents. Further, the Authority works closely with the Stavros Center for Independent Living, the Massachusetts Rehabilitation Commission, the City of Springfield's Office of Elder Affairs and the City of Springfield's Office of Disabilities to provide services to increase independence for

families with disabilities . The Authority will continue to seek out additional resources to expand programs.

Other: (list below)

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

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

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Admission and managerial policies are designed to implement this policy.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Admission and managerial policies are designed to implement this policy.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

The Authority has complied with all ADA requirements and provides additional accommodations when possible.

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year Ending March 31, 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)] [click to go to TableContents](#)

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.

With input from our resident population and Springfield Community, the Board of Commissioners and Managerial staff have formulated and adopted the following goals in order to guide the current and future activities of the Springfield Housing Authority.

1. Assist the City of Springfield's legislative delegation with the implementation of strategic community goals.
2. Be recognized for outstanding service and achievement by the City of Springfield and its residents.
3. Provide high quality, affordable and desirable housing and to build and support healthy communities both in and surrounding Housing Authority supported and managed units.
4. To serve as a housing safety net to the furthest extent possible without sacrificing the larger goals of maintaining a healthy community and neighborhoods.
5. To design, implement and support educational and vocational programs with the goal of reducing the reliance of residents on public assistance programs.
6. Increase operational efficiency by implementing new technology and managerial techniques and to search out new sources of revenue with the goal of reducing the overall per unit cost of operations.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Annual Plan

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 - 6. Grievance Procedures
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 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs
 - 13. Crime and Safety
 - 14. Pets (Inactive for January 1 PHAs)
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)
 - 16. Audit
 - 17. Asset Management
 - 18. Other Information
 - 19. Statement of Progress (*filename“(ma035f01)”
 - 20. Resident Representation on Board of Commissioners (*filename“(ma035j01)”

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 (per notice 99-51 not included)
- FY 2003 Capital Fund Program Annual Statement *filename* (ma035a01.doc)

Optional Attachments:

- PHA Management Organizational Chart **filename*“(ma035b01.xls)”
- FY 2003 Capital Fund Program 5 Year Action Plan *filename* (ma035a01.doc)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards **filename*“(ma035h01.doc)”
- Other (List) Brief Statement of Plan progress **filename*“(ma035f01)”
- Resident advisory Board List **filename*“(ma035h01)”
- Resident Representation on Governing Board (**filename*“(ma035j01)”
- *Community Service Policy

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
Tab # 1	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Tab # 2	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Tab # 3	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
Tab # 4	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
Tab # 5	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Tab # 6	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
Tab # 7	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Tab # 8	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice and</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
Tab # 9	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Tab # 10	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Tab # 11	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Tab # 12 Please refer to separate binder	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
Tab # 13	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Tab # 14	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Tab # 15	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Tab # 16	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Not Applicable
Tab # 17	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
Tab # 18	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
Tab # 19	Approved or submitted applications for demolition	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	and/or disposition of public housing	Demolition and Disposition
Tab # 20	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Tab # 21	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Tab # 22	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Tab # 23	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Tab # 24	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Tab # 25	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Tab # 26	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Tab #27	Reserved for future use.	
Tab # 28	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
Not Appl.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Not Appl.	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs (TableContents)

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following

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

JURISDICTION NEEDS

OBJECTIVE:

- a. Continue to keep conventional wait list open for family conventional 1, 2, 3, 4 and 5 bedroom and elderly and 1 bedroom disabled applicants.
- b. Approximate waiting time is two years.
- c. Implementation of flat rent
- d. Resident,
- e. veteran and domestic violence preference only

Excerpt from the City of Springfield’s Consolidated Plan

Priority Housing Needs (households)			Priority need Level			Estimated Units
			High, Medium, Low, No Such	0-30%	31-50%	
RENTER	SMALL	Cost Burden>30%	L	M	M	100
		Cost Burden>50%	M	M	M	70
		Physical Defects	M	H	H	120
		Overcrowded	H	M	L	105
	LARGE	Cost Burden>30%	L	M	M	200
		Cost Burden>50%	M	H	H	140
		Physical Defects	L	M	H	200
		Overcrowded	H	H	M	100
	ELDERLY	Cost Burden>30%	M	M	L	30
		Cost Burden>50%	M	H	M	60
		Physical Defects	M	M	M	20
		Overcrowded	L	L	NS	15
		Cost Burden>30%	M	M	L	150
OWNER		Cost Burden>50%	H	H	M	100
		Physical Defects	H	H	M	300
		Overcrowded	L	L	NS	25
Housing Needs of Families in the Jurisdiction by Family Type						

Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	6920	5	5	5	5	5	5
Income >30% but <=50% of AMI	3391	4	4	4	4	4	4
Income >50% but <80% of AMI	2944	3	3	3	3	3	3
Elderly	2761	3	3	3	3	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity WHITE	74291	5	5	5	5	5	5
Race/Ethnicity BLACK	29831	5	5	5	5	5	5
Race/Ethnicity HISPANIC	41343	5	5	5	5	5	5
Race/Ethnicity OTHER	6617	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s
 Indicate year: Chart #1 outlines the City of Springfield’s 2003 Plan. Chart # 2 is from the City’s 1995 submittal.
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
 Indicate year:
- Other housing market study
 Indicate year:
 Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,277		830
Extremely low income <=30% AMI	2,702	82%	
Very low income (>30% but <=50% AMI)	512	16%	
Low income (>50% but <80% AMI)	62	2%	
Families with children	1995	61%	
Elderly families	266	8%	
Families with Disabilities	1,267	39%	
Race/ethnicity White	427	13%	
Race/ethnicity Black	518	16%	
Race/ethnicity Hispanic	2,283	70%	
Race/ethnicity Other	49	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	586	41%	405
2 BR	542	37%	231
3 BR	287	20%	142
4 BR	24	2%	51
5 BR	3	0.1%	2
5+ BR	0	NA	0

Housing Needs of Families on the Waiting List
Federal section 8 closed Conventional 1, 2, 3, 4, and 5 bedroom units are open How long has it been closed (# of months)? 0 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes .. due to the Family Unification Program in Section 8

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Need: Specific Family Types: Races or ethnicity's with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicity's with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicity's 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

The Authority had a Regional Opportunity Counseling program, (ROC). The Authority contracted with Springfield's Housing Allowance Project Inc. (H.A.P), to provide voucher mobility counseling. The Authority is designing a program in-house to address voucher mobility counseling.

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)] [TableContents](#)

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

Financial Resources: * Numbers being revised based upon recent HUD documents. Will be ready for final public comment period Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$2,704,862	
b) Public Housing Capital Fund	\$2,653,382	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$14,033,419	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		Drug Prevention and Intervention
g) Resident Opportunity and Self-Sufficiency Grants	\$15,000	Supportive Services
h) Community Development Block Grant		
i) HOME		

Financial Resources: * Numbers being revised based upon recent HUD documents. Will be ready for final public comment period Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
MA06P035501-02	\$2,585,317	SHA Operations
MA06P035501-01	\$1,026,695	SHA Operations
MA06P035501-00	\$201,663	SHA Operations
MA06DEP0351-01	\$116,467	SHA Operations
3. Public Housing Dwelling Rental Income	\$3,665,516	SHA Operations
4. Other income (list below)		
Investment	\$82,729	SHA Operations, S8
Entrepreneurial Activities	\$84,124	SHA Operations
S8 Program Donations	\$10,000	
5. Non-federal sources (list below)		
State and Local	\$6,234,552	SHA Operations
Total Federal Resources	\$33,413,726	SHA Operations

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)] (click here to go to [TableContents](#))

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (20 units) number
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

Not applicable to the Springfield Housing Authority

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

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

The Authority does not disqualify an applicant who rejects a federally subsidized unit from remaining on state housing authority waiting lists.

(4) Admissions Preferences

- a. Income targeting:
 Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (Section 8)
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Victims of Domestic Violence will be afforded a preference on the Section 8 wait list.

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence (Section 8 only) *
- Substandard housing

Homelessness
High rent burden

* ranked after other housing authority preferences.

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families 2
- Residents who live and/or work in the jurisdiction 2
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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).

(1) Eligibility

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

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

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

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

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below)
Previous landlord name and addresses. Any inquiries are accompanied by a signed release of information.

(2) Waiting List Organization

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

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

Other (list below)

CENTRALIZED ADMISSIONS OFFICE

(3) Search Time

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

If yes, state circumstances below:

Reasonable accommodation for persons with disabilities, and, when a family can demonstrate that it has made a good faith effort to locate a unit, and is confident that they can locate a unit with additional time. A record of search must accompany each request.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

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

SHA shall give preference to elderly persons/families, disabled persons/families and displaced persons/families over other single persons.

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

- 1 Domestic Violence * *Section 8 Waitlist Only*
- 2 Local Resident
- 3

Former Federal preferences

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

Other preferences (select all that apply)

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

Domestic Violence (Section 8 only)

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

The Springfield Housing Authority (SHA) operates both Public Housing and Section 8 Programs. The Authority is setting the following rent policies for the Public Housing Program.

1. The SHA is retaining the calculation of rent payment at greater of 30% of adjusted monthly income, 10% of monthly income, or shelter rent,
2. The SHA is adding some optional income exclusions to the statutory ones

in the calculation of adjusted income. They are as follows: Tuition payments made toward a degree or work skills training program for the head of household will be deducted from income used in the calculation of rent. Medical insurance premiums will be deducted from income used in the calculation of rent.

3. The SHA has established flat rents that it deems appropriate to fund the continued operation of Springfield Housing Authority's public housing units without sacrificing quality and services to remaining tenants, while at the same time being more reflective of market rent conditions and availability. Residents will be notified however of their option to contact the Rent Collection office to switch back to an income based rent should their circumstances change.
4. The SHA is phasing in rent for qualified residents that transition from welfare to work according to Section 508 of QHWRA. There will be no increase in their rent for the first year, it will increase 50% of the normal increase in the second year, and will fully phase in for the third year. Due to lack of demand, it is not establishing individual savings accounts for these qualified residents.
5. The SHA is establishing a minimum rent of \$50.

The Springfield Housing Authority has determined that the following rents will apply to our public housing developments.

		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
	<i>PROJECT NO.</i>	<i>BR.</i>	<i>BR.</i>	<i>BR.</i>	<i>BR.</i>	<i>BR.</i>
FAMILY						
Riverview Apartments	Mass. 35-1	\$550			\$575	\$600
John L. Sullivan Apartments	Mass. 35-3	\$550	\$560	\$575		
Pine - James Apartments	Mass. 35-6	\$550				
Manilla Apartments	Mass. 35-7	\$550	\$560	\$575		
Moxon Apartments	Mass. 35-8	\$550	\$560	\$575		\$600
Pine-Renee Apartments	Mass. 35-9	\$550	\$560	\$575		
Pendleton Apartments	Mass. 35-10		\$560	\$575		
Marble Apartments	Mass. 35-11		\$560			
425 Central Street	MA06-PO35-022	\$550				
100 Ashley Street	MA06-PO35-022	\$550	\$560	\$575		
Clarendon Apartments	MA06-PO35-022	\$550	\$560			

ELDERLY

Riverview Apartments	Mass. 35-1	\$500	\$550	
Riverview Towers (50 years and older)	Mass. 35-1	\$500	\$550	\$560
Stephen J. Collins Twin Towers	Mass. 35-2	\$500	\$550	
Patrick W. Harrigan Apartments	Mass. 35-5	\$500		
Kathryne Jones Apartments	Mass. 35-12	\$500		
Central Apartments	Mass. 35-13	\$500		
Christopher Court	Mass. 35-14	\$500		
Morgan apartments	Mass. 35-15	\$500		
Johnny Appleseed Apartments	Mass. 35-16	\$500		

The Springfield Housing Authority is establishing the following rent policies for the Section 8 Program.

1. The SHA is retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, 10% of monthly income, or shelter rent.
2. The SHA is adding some optional income exclusions to the statutory ones in the calculation of adjusted income. They are as follows: Tuition payments made toward a degree or work skills training program for the head of household will be deducted from income used in the calculation of rent. Medical insurance premiums will be deducted from income used in the calculation of rent.
3. As an incentive to help our Section 8 participants increase their income, the Authority is not requiring that they report any increases in their income until their next regular re-certification.
4. The SHA is using Fair Market Rents as the payment standard.
5. The SHA has established a minimum rent of \$50.

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

Tuition payments made toward a degree or work skills training program for the head of household will be deducted from income used in the calculation of rent. Medical insurance premiums will be deducted from income used in the calculation of rent.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No * Equal to Flat Rents

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance (click to return to [TableContents](#))

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Case by case basis.

5. Operations and Management

[24 CFR Part 903.7 9 (e)] click to return to [TableContents](#)

Supporting policies are on display.

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,327	19 percent/year
Section 8 Vouchers	2,485	15 percent/year
Section 8 Certificates	Phased out	
Section 8 Mod Rehab	8	86 percent/year
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	
Public Housing Drug Elimination Program (PHDEP)	Drug prevention, intervention and law enforcement activities, all units 60 percent of developments	
EDSS	Phased out	
ROSS	Assess and Refer 85 residents to various programs and trainings	
Other Federal Programs(list individually)		

CGP	Various capital improvements	

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)

**SPRINGFIELD HOUSING AUTHORITY
OPERATION AND MANAGEMENT**

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- ◆ Maintenance Organization Chart
- ◆ Emergency Action Plan & Procedures
- ◆ Project Characteristics
- ◆ Maintenance Manual (Computers)
- ◆ Emergency Answering Service (Beeper)
- ◆ Maintenance Operation Procedural Manual
- ◆ Snow Removal Plan
- ◆ Purchasing Department
- ◆ Safety Policy
- ◆ Pet Policy
- ◆ Housing Manager Manual
- ◆ Trash Collections
- ◆ Personal Safety Guide
- ◆ Employee Safety Guide
- ◆ Pest Control
- ◆ Tool Policy

- ◆ 24 CFR, code of federal regulations
- ◆ Springfield Housing Authority Section 8 administrative plan
- ◆ Article II of the Massachusetts state sanitary code

6. PHA Grievance Procedures

Grievance Procedure of the Springfield Housing Authority is included in supporting policies, tab #13.

[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.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)] [click to return to TableContents](#)

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *filename* (ma035a01.doc)

-or-

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

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)
2. Activity Description Not Applicable!

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

Not required of Springfield Housing Authority. High Performer, No designations have been made

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

a. Actual or projected start date of activity: b. Projected end date of activity:
--

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Initial assessment submitted to HUD and included as an attachment. "ma035c01.pdf"

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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)] (click to return to [TableContents](#))

Springfield is a high performer and section is not required per PIH 99-51

Section 8 Homeownership Capacity Statement

Springfield Housing Authority has established a minimum homeowner down payment requirement of at least 3 percent and also requires that at least 1 percent of the down payment comes from the family’s resources.

Springfield Housing Authority also requires the financing for the purchase of a home under its Section 8 Homeownership Program will be provided, insured, or guaranteed by the State or Federal Government; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.

Springfield Housing Authority has a Program Coordinator whose main function is to oversee and coordinate the Section 8 Homeownership Program with the Springfield Neighborhood Housing Services to see that the Section 8 Homeownership Program operates successfully.

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C.

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

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)] (click to return to [TableContents](#))

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.

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?

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ROSS	85	Specific	Springfield	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	21	21 as of 10/3/02

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

C. Welfare Benefit Reductions

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

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

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

Community Service Requirement

(click to return to [TableContents](#))

The Authority will focus on resident involvement, participation and accountability. At the commencement of the “Community Service” component, the resident will have the choice on whether to participate within the development they reside, at a partnering agency and/or obtain and meet the requirements on their own through a non-partnering (SHA approved) entity. The Authority will act as the “supervising agency” for the Community Service component.

The Authority’s In-House Program will focus on each family and elderly development and proceed as if each were its own and distinct community where the service will be performed. Though the primary focus is singular in nature (i.e. per development), a holistic authority-wide “Community Service/Education” program will be the result.

The Authority will provide training to those interested in learning the general trades of property management. Resident participating in this program will go through 8 hours of on-site training and receive direct guidance from a Maintenance/Resident Service Supervisor. The remaining 88 hours will be performed by checking in with the assigned Maintenance/Resident Service Staff on predetermined days. The clientele participating and successfully completing the 96 hour service program(s) will be given an opportunity to participate in an Apprenticeship Program where the resident will receive additional training, and stipends with the end result directed towards full-time employment. General duties will include:

1. Encourage Resident Participation
2. General Clerical Work
3. Polling/Survey / Data Collection
4. General Custodial Duties (duties that do not displace Authority Personnel)
5. Resident Council initiatives
6. And, other duties / clerical work that maybe recommended by the participants

If a resident decides not to participate in the In-House Program, the authority will provide the resident with an option to conduct services at a minimum of sixteen (16) service agencies that SHA will partner with via a formal Memorandum of Agreement (i.e. community centers, places of worship, etc.). The objective will be to enter into an agreement with a minimum of 1 service agency per geographic neighborhood, as noted by the City of Springfield: Brightwood, Memorial Square, Liberty Heights, Indian Orchard, Metro Center, McKnight, Bay, Pine Point, Boston Road, South End, Six Corners, Old Hill, Upper Hill, Forest Park, East Forest Park, and Sixteen Acres neighborhoods.

An addendum to the lease will be administered to reflect the Community Service requirements. The authority will be looking at alternative solutions for those not willing to

participate in the program(s). Western Massachusetts Legal Services has been briefed through SHA's Attorney.

The Authority will notify all eligible residents' 60 days (Feb. 1) prior to the commencement of the service program, which will have a start date of April 1. The Authority's current list consists of 364 residents. Residents will be instructed that they must start their community service at the time of recertification.

Notice to existing residents

The notice to the resident(s) will be individually noted and carry the following format:

**Jane Doe
1234 Maplevue Drive
Anywhere, MA 00000**

Re: Eligible Community Service Participant

In 1998 the President enacted into law the Quality Housing and Work Responsibility Act of 1998 (QHWRA) that revised the Public Housing and Section 8 tenant based programs.

The new act requires that each eligible adult members of the household, as part of lease, contribute eight (8) hours of community service per month, or, a total of ninety-six (96) hours per year.

You have been identified as an eligible resident. Your re-certification date is _____ . This date will be the start date of your community service program.

Failure to participate in the Community Service requirement could result in administrative action, seeking a court order for you to participate in this mandated law.

I have attached a copy of the actual law for your review and if you have any questions please contact _____ Housing Manager at _____ .

Raymond L. Berry
Assistant Executive Director, Management

LEASE ADDENDUM

Lease Term _____
Under Public Law HR 4194-79 known as the Quality Housing and Work Responsibility Act (1998) the following household member or members are required to contribute eight (8) Hours per month of community service during the term of one (1) year.

Each member of the household subject to this requirement will be notified thirty (30) days prior to the expiration of the lease if he/she is in compliance with the mandate of the law.

Failure of one member of the household to comply will subject the household to a termination of the lease. Upon notification of non-compliance, the tenant can request a grievance hearing.

Springfield Housing Authority

Head of Household

Member of Household

Member of Household

Member of Household

Member of Household

LEASE ADDENDUM

**In House Procedure
New Move-In**

1. The Application Office will advise new residents 18 and older of the QHWRA Community Service requirements.
2. Policy will be reviewed and person will be advised of action that will be taken if they are not in compliance (opportunity for cure, termination, etc.)
3. Lease addendum's will be signed until it becomes part of the new lease.
4. A Community Service Packet will be provided, which contains all applicable information, partnering agencies and applicable worksheets.
5. Persons will be advised if they have any questions or concerns to call their Housing Manager(s).

Existing Residents

1. The Accounting Department will generate an annual report on all eligible residents and distribute to the AED, Management, Housing Managers, and the Rent Collection Department.
2. The AED, Management will issue the notice of requirements and "Community Service Packet" at the time of re-certification.
3. During re-certification residents will be advised of the QHWRA requirements and a lease addendum signed, if needed.
4. Residents will be advised of action that will be taken if they are not in compliance.
5. Residents will be advised that they will have to provide final certification on whether they are in compliance and performed the required 96 hours.
6. The 96-hour certification must be received at the time of the next re-certification.
7. Failure to submit the certification notice will warrant an administrative notice to the Housing Managers Office.
8. Residents must perform a minimum of 70 hours of community service in order to receive an opportunity for cure by signing the "Agreement to Comply with Community Service Requirements" and performing the "made up" hours in the next 12 months. They will also have to keep current on the present year's requirements. Residents will be given only one (1) opportunity for cure for every two years of community service.
9. Residents not in compliance at the time of re-certification and have failed to comply with the extension will be issued a notice of eviction by the Housing Managers Office.

Verification of Exemption

1. SSI (Supplemental Security Income)
2. SSDI (Social Security Disability Income)
3. SS (Social Security, 62 and older)
4. FSS (Family Self Sufficiency) Program
5. Documentation of vocational program from administrating agency
6. Verification of legal blindness
7. Verification by family member that resident is the primary care giver for legally blind or disabled person.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)] (click to return to [TableContents](#))

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

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

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

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

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

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

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

John L. Sullivan and Marble Street Apartments

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)

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

John L. Sullivan and Marble Street Apartments

C. Coordination between PHA and the police

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

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

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

John L. Sullivan and Marble Street Apartments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. PHDEP plan was discontinued.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

I. Statement of Policy: 1/14/00

The pet policy of the Springfield Housing Authority will allow for pet ownership in projects or buildings designated for use by elderly and/or disabled families and in any project or building for which elderly and/or disabled families are given preference. Except at the developments and buildings listed below, pet ownership is prohibited at all other public housing developments:

- ◆ Manilla
- ◆ Pine-Renee
- ◆ Pendleton III
- ◆ Riverview Family
- ◆ Moxon

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

These are policy guidelines for Springfield Housing Authority (SHA) to assist the Housing Authority in meeting the needs of pets, per owning tenants, non-pet owning tenants, and management responsibilities in the pursuit of health, happiness and peaceful co-existence in a community atmosphere.

II. Pet Guidelines For Responsible Companion Pet Ownership:

These pet guidelines should be used, not abused, by all the participants in each facility. Changes and exceptions may be made by Springfield Housing Authority with Board approval. Hopefully, these exceptions will be to the benefit of all concerned. A clear understanding of the expectations and responsibilities of pet owners and management will ensure the successful introduction of companion animals into public housing.

Any application for pet ownership submitted to Springfield Housing Authority must be presented to the respective Housing Manager and acted upon within 30 days.

GUIDELINES

1. Any resident interested in owning and / or maintaining a common household pet in his / her unit will be required to obtain written approval from the Authority **prior** to housing a pet on Authority property. Management reserves the right to check references for previous pet ownership. If management feels a pet is inappropriate, management will inform resident. Permission for a specific pet will not be unreasonably withheld. Which will include among other things, information concerning the size the type of pet intended for ownership by the resident. The manager will provide the resident with a copy of the Authority's Pet Policy and will review all of the

rules and regulations listed therein with the resident. Upon reviewing these requirements, the resident will be requested to sign the Pet Rider and agree to abide by all the rules listed in the Pet Policy and those city / town ordinances applicable to the ownership and care of a pet.

2. A companion animal will be defined as a common household pet such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit, or fish. Reptiles, iguanas, snakes, ferrets and birds of prey are not household pets. Pets, other than cats and dogs, shall have suitable housing, e.g. cages or aquariums.
3. There will be no more than one cat or dog or caged mammal per apartment. A maximum of two birds may be permitted and in the case of fish, no more than one aquarium with a 20-gallon capacity shall be allowed.
4. The nature size of newly acquired dogs is limited to a weight not to exceed 40 pounds. The size of a dog is not directly related to its desirability as a resident. Each animal shall be taken into consideration for its individual merit, based upon the facilities available.
5. Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens. Applications for ownership of such young animals shall be more closely reviewed prior to approval.
6. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become a resident of the development and the exception will be at the Executive Director's discretion.
7. Residents are expressly prohibited from feeding or harboring stray animals. The feeding or harboring of a stray animal shall constitute having a pet without the approval of the Authority.

RESIDENT OBLIGATIONS

1. The pet owner will be responsible for proper per care-good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations. Dogs and cats must wear identification tags and collar when outside unit. Springfield Housing Authority reserves the right to call animal control for animals on developments without identification tags.
2. The pet owner is responsible for cleaning up after the pet inside the apartment and anywhere on development property. A "pooper scooper" and disposable plastic bags should be carried by owner. All wastes will be bagged and disposed of in a receptacle determined by management. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet, as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.
3. Pet blankets and bedding are not to be cleaned or washed in the laundry room for hygienic reasons.
4. The pet owner will keep the unit and its patio, if any, clean and free of pet odors, insect infestation, waste and litter and maintain the unit in a sanitary condition at all time.
5. The pet owner will restrain and prevent pet from gnawing, chewing, scratching or otherwise defacing doors, walls, windows and floor coverings of the unit, other units and common areas, as well as shrubs and landscaping of the facility.
6. Pets are not to be tied outside or left unattended on a patio or porch.
7. Residents will not alter their unit, patio, or other outside area to create an enclosure for an animal.
8. Pets will be restrained at all times, when outside apartment on development property. No pet shall be loose in hallways, elevators, community rooms, dining rooms or other common areas. All pet owners must be able to control their pets via leash, pet carrier or cage.
9. Visitors with pets are strictly prohibited.
10. Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other residents. A pet will not create a nuisance to neighbors with excessive barking, whining, chirping, or other unruly behavior.
11. Resident pet owners must provide litter boxes for cat waste, which must be kept in the owner's unit. Litter boxes shall be kept clean and odor free.
12. Pet owners will agree to quarterly apartment inspections to be sure pets and units are being cared for properly. These inspections may be reduced or increased in time periods at the Housing Manager's discretion. Pet owners further agree to apartment inspections when, in the opinion of the Authority, there is a reasonable basis to believe those pets and / or units are not being cared for properly or that undue damage to the apartment has been done by a pet.
13. The resident is responsible for providing management with the following information and documents which are to be kept on file in the tenant's folder.
 - a) a color photo and identifying description of the pet;

- b) attending veterinarian's name, address and telephone number;
 - c) veterinary certificates of spaying or neutering, rabies, distemper combination, parvovirus ,feline VRC, feline leukemia testing and other inoculations, when applicable;
 - d) dog licensing certificates in accordance with local and state law;
 - e) two (2) alternate caretakers, their names, addresses and telephone numbers, who will assume immediate responsibility for the pet should the owner become incapacitated; these caretakers must be verified in writing by signing the Lease Pet Rider, acknowledging their responsibilities as specified;
 - f) emergency boarding accommodations;
 - g) temporary ownership (overnight or short term) shall be registered with management under the pet rules and regulations.
14. Tenant is fully responsible for insuring the health and safety of the animal and Springfield Housing Authority Staff during repairs, maintenance, extermination, or inspection of the unit.

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

MANAGEMENT RESPONSIBILITIES

1. The safety committee will establish a pet sub committee.
2. Specific instructions for disposal of pet waste and kitty litter must be posted in each building.
3. The Authority shall post the rules and regulations of pet ownership and maintenance and enforcement, including any changes thereto, in the management office of each housing development, which it owns and shall inform all registered pet owners of any changes in such rules and regulations.
4. Proper record keeping of owner's and pets' pertinent information, per participation fee, deposits, apartment inspections, investigation of complaints, and issuing of warnings, billing for damages, scheduling for repairs, ect.
5. Declawing of cats can not be required by management. As the per owner is fully liable for all destruction to property, management should not anticipate the possibility of damage and request this very painful procedure.
6. All written complaints shall be referred to the Housing Managers for resolution. No credence shall be given by the Housing Manger to verbal or unsigned complaints. Management will also inform the resident of any other rule infractions.
7. Upon second notice of a written legitimate complaint from the Housing Manager to the resident, the resident shall be advised that a further notice shall be cause for termination of the pet rider provisions; except that in the case of a serious problem, e.g. a vicious dog, this procedure may be shortened in the interest of public safety.

PET PARTICIPATION FEE

1. A pet deposit of \$200.00 or one month's rent, whichever is less, is required of each pet owner.
2. The deposit will be refunded at the time the resident vacates or no longer has ownership of the pet, provided that no pet related damage has been done to the property. Sums necessary to repair such damage will be deducted from the deposit.
3. A fee, in graduating amounts, not to exceed \$25.00, shall be collected from pet owners failing to clean up after their animals.
4. A deposit will not be accepted if a resident is not current on rental payments and / or other charges.

LIABILITY OF PET OWNER FOR DAMAGE OR INJURY

1. Repairing or replacing damaged areas of the exterior, interior, doors, walls, floor coverings and fixtures in the unit, common areas or other areas damaged by tenant's pet.
2. Cleaning, deodorizing and sanitizing carpeting and other floor coverings in the unit as necessitated by presence of pet.
3. Charges for damage will include materials and labor. Payment plans may be negotiated between management and the pet owner. Disputes concerning amount of damages are subject to the grievance procedures provided for in SHA's regulations.
4. SHA may require pet owners to secure renters insurance, which includes personal liability, and indemnify the SHA against pet-related litigation or attorneys' fees as a condition of pet ownership.

RESOLUTION OF COMPLAINTS

1. The Housing Manager will be responsible for resolving complaints, which may arise at each development. The Housing Manager will be the first line of complaint receipt as well as complaint resolution. Written complaints will be made to the Housing Manager, which will approach the pet owner about such complaints and attempt to reach a resolution with the pet owner.

The Housing Manager shall work in locating and using resources to help tenants and management in the solution of pet problems.

PET GRIEVANCE PANEL

Should the Housing Manager be unable to resolve a complaint, the complainant must request a hearing to schedule an Informal Settlement Conference within 5 days. The Pet Grievance Panel will hear appeals of decisions regarding pets only if the person requesting the hearing agrees to the following conditions:

The Attorney will hear appeals of decisions regarding pets only if the person requesting the hearing agrees to the following conditions:

- The Attorney can require permanent removal of a pet, after notice and hearing, and can further determine if the resident may replace the pet with another pet.
- Non-compliance with the decision of the Attorney is sufficient cause for termination of the resident’s dwelling lease with the Housing Authority.

PROTECTION OF PET

1. Identification cards, carried in purse or wallet, naming veterinarian and caretaker should be with the pet owner at all times. In the event of a sudden illness or accident, attending authorities would notify management to assist the pet and avoid a delay in proper care of the animal.
2. No pet is to remain unattended, without proper care, for more than 24 hours, except in the case of a dog, which shall be no more than 12 hours.
3. If the health or safety of a companion animal is threatened by incapacity or death of the owner, management will contact the caretakers designated by resident.

REMOVAL OF PET

1. If caretakers are unable or unwilling to assume responsibility for the pet and resident is unable to locate alternate, management may enter the premises, remove the pet, and arrange for pet care for no less than ten days to protect the pet. Funds for such care will come from the resident’s pet deposit. The management may contact the Massachusetts Society for the Prevention of Cruelty to Animals or other suitable humane society for assistance in providing alternate arrangements for the care of the pet if the caretaker can not be located.
2. Termination of Lease proceedings may be instituted if the pet owner is in violation of these guidelines, which the pet owner has agreed to abide by in signing the pet rider, attached to the lease. Termination of Lease proceedings may also be instituted if the pet owner has been warned three times by Management.

PET RIDER

This pet rider to the lease between _____ and _____
 (Resident) (Management)

is made a part of the lease entered between parties on _____.
 (Date)

1. Both parties have read, agreed to, and signed the attached pet guidelines in effect for the complex.
2. The resident will keep his / her pet in a responsible manner and provide proper care for it as provided in said pet guidelines.
3. In accordance with the pet Guidelines, the resident will provide the name, address, and telephone number, in the space provided below, of two pet caretakers who by signing this form will assume responsibility for the pet should the resident become unable to care for the pet, including any damages or medical expenses. Residents will also provide the name, address, and telephone number of the veterinarian responsible for the pet’s health care.

PET CARETAKER #1

NAME: _____

ADDRESS: _____

TELEPHONE: _____

SIGNATURE: _____

PET CARETAKER # 2

NAME: _____
ADDRESS: _____
TELEPHONE: _____
SIGNATURE: _____

VETERINARIAN:

NAME: _____
ADDRESS: _____
TELEPHONE: _____

4. If residents is unable to provide the name of a pet caretaker he / she will provide details of other arrangements which have been made for the proper of the pet.
5. The pet owner agrees to abide by each rule enumerated in the Pet Guidelines as outlined above, attached hereto, and incorporated by reverence, and further agrees to abide by any decision of the Attorney should a complaint arise. Said hearing by the Informal Settlement Conference shall satisfy the hearing requirement for any disputes arising on lease provisions, pursuant to CMR 760 2-03(8) a, Regulations Lease Provisions.
6. Non-compliance with the decision of the Pet Attorney shall be sufficient cause for termination of the residential lease to which this rider is attached.
7. It is the pet owner's responsibility to update the information listed in item 3.

(Tenant)

(Date)

(Housing Authority)

(Date)

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)] [click to return to TableContents](#)

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

* Please refer to REAC and FASS submission of January 2003.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)] ([click here to return to TableContents](#))

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
- 3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Please refer to following explaining changes:

Other: (list below)

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

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

4. Description of Resident Election Process

Not applicable to SpringfieldHousing Authority, Board appointed by Mayor and Governor

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: Springfield, Massachusetts
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below) The Authority has reviewed the Consolidated plan and has crafted it's plan to augment and complement that of the city's plan. Final review by the city will ensure compatability and concurrence with city objectives.
5. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below).
The general framework and objectives of the plan support the City's own plan and do not detract in any manner.

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment or modification” [903.7(r)]

The SHA will consider the following actions to be significant amendments or modifications:

1. Significant Changes to rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (not included in the current Annuals Statement or 5-Year Action Plan) over 10% of total CFP, or change in the use of replacement reserve funds under the Capital Fund;
3. Additions of new activities not included in the PHDEP Plan; and
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

HUD regulatory changes will not be considered significant amendments per HUD.

Attachments

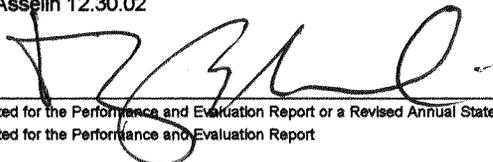
Use this section to provide any additional attachments referenced in the Plans.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No: MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	1) Operations	1406	4	\$84,000.00	\$0.00			
			Total 1406	\$84,000.00	\$0.00			
HA-Wide Management	1) Resident Service Coordinator		2	\$100,000.00	\$0.00			
	2) Training		1	\$7,338.00	\$0.00			
	3) Economic development		1	\$25,000.00				
			Total 1408	\$132,338.00	\$0.00			
HA-Wide Admin	1)Housing Manager	1410	1	\$87,000.00	\$0.00			
	2)Quality control /Project Director		1	\$85,000.00	\$0.00			
	3)Clerical		1	\$86,000.00	\$0.00			
			Total 1410	\$258,000.00	\$0.00			
HA-Wide Fees & Costs	1) A & E project and inspections	1430		\$153,000.00	\$0.00			
	2) Inspection services			\$38,000.00	\$0.00			
				\$191,000.00				
HA-Wide	Energy Conservation water,electrical ,gas	1460		\$100,000.00	\$0.00			
"	Stoves	1465		\$50,000.00	\$0.00			
"	Computer equipment	1475		\$35,000.00	\$0.00			
"	Office furniture	1475		\$35,000.00	\$0.00			
"	Contingency	1502		\$181,738.00	\$0.00			

Signature of Executive Director and Date
Raymond B Asselin 12.30.02

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala

X 

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-01 Riverview	Building 1. Replace DHW Tanks 2. Smoke detectors Carbon monoxide detectors	1460	5 Bldgs	\$40,000.00	\$0.00			
			1,157		\$0.00			
			366	\$137,660.00	\$0.00			
	Total building	\$177,660.00	\$0.00					
	Non-dwelling 1. Community room renovations	1470	1 Bldg	\$21,000.00				
Total ND			\$21,000.00					
Total, Riverview			Project Total:	\$198,660.00	\$0.00			
MA35-02 Twin Towers	Building 1. Smoke detectors Carbon monoxide detectors 2. Replace entrance doors 3. Replace roof vents	1460	404	\$0.00	\$0.00			
			202	\$52,520.00				
			2 Bldgs	\$25,000.00				
	Total building	\$117,520.00	\$0.00					
	Total, Twin Towers			Project Total:	\$117,520.00	\$0.00		
MA35-03 Sullivan	Dwelling Units: Interior renovations	1460	88 Units	\$188,000.00	\$0.00			
			Total DUs:	\$188,000.00	\$0.00			
	Building 1. Install entrance vestibules 2. Smoke detectors Carbon monoxide detectors	1460	16	\$80,000.00	\$0.00			
			396	\$43,166.00				
			112	\$43,166.00				
Total Bldg	\$123,166.00	\$0.00						
Total, Sullivan			Project Total:	\$311,166.00	\$0.00			

Signature of Executive Director and Date
Raymond B Asselin 12.30.02

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 Donna Ayala

X

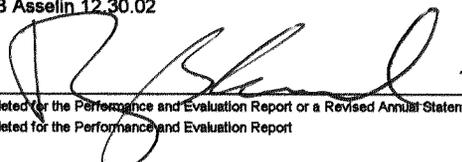
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-05 Harrigan	Site Work	1450	1	\$30,000.00	\$0			
	Site work		Total Site	\$30,000.00	\$0.00			
	Building	1460	64	\$18,380.00	\$0.00			
	1. Smoke detectors		33	\$10,000.00	\$0.00			
	Carbon monoxide detectors		Total Building:	\$28,380.00	\$0.00			
2. Replace Federal Pacific panels	Project Total:	\$58,380.00	\$0.00					
Total,	MA35-05							
MA35-06 Pine James	Building	1460	126	\$15,180.00	\$0.00			
	1. Smoke detectors		43					
	Carbon monoxide detectors	1470	1	\$125,000.00	\$0.00			
	NON Dwelling		Total DUs:	\$125,000.00	\$0.00			
	1 Maintenance & storage garage		Project Total:	\$140,180.00	\$0.00			
Total,	MA35-06							
MA35-07 Manilla	Dwelling Units:	1460	204	\$25,000.00	\$0.00			
	1. Smoke detectors		68					
	Carbon monoxide detectors	Project Total:	\$25,000.00	\$0.00				
Total,	Manilla							

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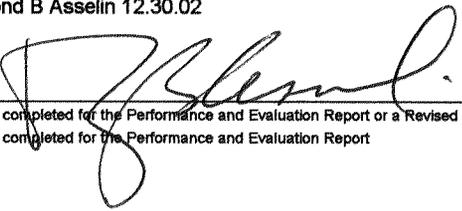
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-08 Moxon	Building 1. Smoke detectors Carbon monoxide detectors	1460	268					
			65	\$30,700.00				
			Total Building:	\$30,700.00	\$0.00			
Total, Moxon			Project Total:	\$30,700.00	\$0.00			
MA35-09 Pine-Renee	Building 1. Smoke detectors Carbon monoxide detectors	1460	206					
			49	\$23,600.00	\$0.00			
			Total Bldg.	\$23,600.00	\$0.00			
Total, Pine-Renee			Project Total:	\$23,600.00	\$0.00			
MA35-10 Pendleton	Buildings 1. Smoke detectors Carbon monoxide detectors 2. Replace basement doors	1460	125					
			40	\$15,000.00	\$0.00			
			19	\$9,000.00	\$0.00			
Total, Pendleton			Total D.U.	\$24,000.00				
			Project Total:	\$24,000.00				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant N MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-11 Marble	Site 1. Perimeter fence	1450	1	\$19,000.00	\$0.00			
			Total Site	\$19,000.00	\$0.00			
	Building 1. Smoke detectors Carbon monoxide detectors 2. Install entrance vestibules	1460	192	\$25,000.00	\$0.00			
			50	\$40,000.00	\$0.00			
			8					
Total, Marble		Total Bldg Project Total:	\$65,000.00	\$0.00				
			\$84,000.00	\$0.00				
MA35-12 Kathryne Jones	Site 1. Resurface parking lot, sidewalk repairs	1450	1	\$25,000.00	\$0.00			
			Total Site	\$25,000.00	\$0.00			
	Building 1. Apartment hallway renovations 2. Smoke detectors Carbon monoxide detectors	1460	32	\$40,000.00	\$0.00			
			64					
			34	\$9,000.00	\$0.00			
			Total B.E.	\$49,000.00	\$0.00			
Total, Kathryne Jones		Project Total:	\$74,000.00	\$0.00				
MA35-13 Central	Site work 1. Resurface parking lot fencing	1450		\$30,000.00	\$0.00			
			Total Site	\$30,000.00	\$0.00			
	Interior renovatons 1. Hallway renovations	1460	2 bldgs	\$33,000.00	\$0.00			
			Total IR	\$33,000.00	\$0.00			
	Building 1. Smoke detectors Carbon monoxide detectors 2. Replace interior deteriorated water lines	1460	88	\$12,100.00	\$0.00			
			55					
			2 bldgs	\$25,000.00	\$0.00			
			Total Bldg	\$37,100.00	\$0.00			
Total, Central		Project Total:	\$100,100.00	\$0.00				

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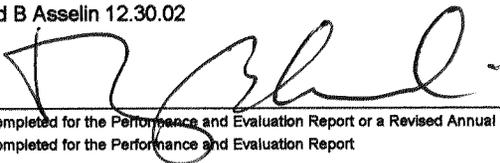
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-14 Chris Court	Building 1. Hallway renovations 2. Smoke detectors Carbon monoxide detectors 3. Repalce exterior doors	1460	2 Bldgs	\$25,000.00	\$0.00			
			192					
			98	\$25,000.00	\$0.00			
			26	\$36,000.00	\$0.00			
Total, Chris Court			Total Bldg	\$86,000.00	\$0.00			
			Project Total:	\$86,000.00	\$0.00			
MA35-15 Morgan	Building 1. Smoke detectors Carbon monoxide detectors 2. Hallway ventilation	1460	104	\$14,000.00	\$0.00			
			61					
			2 floors	\$20,000.00	\$0.00			
			Total Bldg	\$34,000.00	\$0.00			
Total, Morgan			Project Total:	\$34,000.00	\$0.00			
MA35-16 Appleseed	Building 1. Smoke detectors Carbon monoxide detectors	1460	120		\$0.00			
			61	\$16,000.00	\$0.00			
			Total Bldg	\$16,000.00	\$0.00			
	Dwelling units 1. Interior hallway renovations	1460	60	\$180,000.00	\$0.00			
			Total D.U.	\$180,000.00	\$0.00			
Total, Appleseed			Project Total:	\$196,000.00	\$0.00			

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

PHA Name: SPRINGFIELD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: MA06PO3550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-22 Turnkey	Building 1. Smoke detectors Carbon monoxide detectors 2. Community room renovations	1460	145					
			45	\$20,000.00				
			3 rooms	\$30,000.00				
Total,	Turnkey		Total Building	\$50,000.00	\$0.00			
			Project Total:	\$50,000.00	\$0.00			
MA35-24 Tri-tower	1. Replace entry door 2. Smoke detectors Carbon monoxide detectors	1460	176	\$10,000.00	\$0.00			
			90	\$23,000.00	\$0.00			
			Total Building	\$33,000.00	\$0.00			
Total,	Tri-tower		Project Total:	\$33,000.00	\$0.00			
Total,	MA06PO3550103		Project Total:	\$2,653,382.00	\$0.00			

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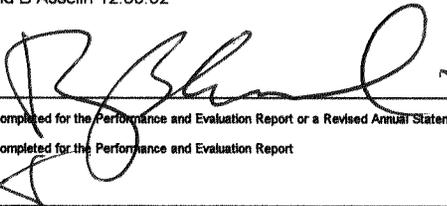
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number			Federal FY of Grant:		
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No.: MA06PO3550103 Replacement Housing Factor Grant No:			2003		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) HCCC Painting, Grounds	06/30/05			06/30/07			
1) Resident Service Coordinator	06/30/05			06/30/07			
2) Training	06/30/05			06/30/07			
3) Economic development	06/30/05			06/30/07			
1) Housing Manager	06/30/05			06/30/07			
2) Quality control /Project Director	06/30/05			06/30/07			
3) Clerical							
Fees & Costs	06/30/05			06/30/07			
Energy Conservation	06/30/05			06/30/07			
Stoves	06/30/05			06/30/07			
Computer equipment	06/30/05			06/30/07			
Office furniture	06/30/05			06/30/07			
MA35-01 Riverview							
MA35-02 Twin Towers	06/30/05			06/30/07			
MA35-03 Sullivan	06/30/05			06/30/07			
MA35-05 Harrigan	06/30/05			06/30/07			
MA35-06 Pine James	06/30/05			06/30/07			
MA35-07 Manilla	06/30/05			06/30/07			
MA35-08 Moxon	06/30/05			06/30/07			
MA35-09 Pine-Renee	06/30/05			06/30/07			
MA35-10 Pendleton	06/30/05			06/30/07			
MA35-11 Marble	06/30/05			06/30/07			
MA35-12 Kathryn Jones	06/30/05			06/30/07			
MA35-13 Central	06/30/05			06/30/07			
MA35-14 Chris Court	06/30/05			06/30/07			
MA35-15 Morgan	06/30/05			06/30/07			
MA35-16 Appleseed	06/30/05			06/30/07			
MA35-22 Turnkey	06/30/05			06/30/07			
MA35-24 Tri-tower	06/30/05			06/30/07			

Signature of Executive Director and Date
 Raymond B Asselin 12.30.02

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
 Donna Ayala

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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:					X	Original 5-Year Plan
SPRINGFIELD HOUSING AUTHORITY						Revision No: 1
Development Number/Name/HA-Wide	Year 1 2003	Work Statement Year 2 FFY Grant: 2004 PHA FY:	Work Statement Year 3 FFY Grant: 2005 PHA FY:	Work Statement Year 4 FFY Grant: 2006 PHA FY:	Work Statement Year 5 FFY Grant: 2007 PHA FY:	
MA35-1 Riverview	Annual Statement	\$140,000	\$396,000	\$288,000	#REF!	
MA35-2 Twin Towers		\$400,000	\$175,000	\$117,000	\$60,000	
MA35-03, Sullivan		\$25,000	\$32,000	\$105,000	\$484,000	
MA35-05, Harrigan		\$30,000	\$80,000	\$0	\$0	
MA35-06, Pines James		\$20,000	\$125,000	\$100,000	\$142,000	
MA35-07, Manilla		\$200,306	\$0	\$192,000	\$0	
MA35-08, Moxon		\$45,000	\$125,000	\$101,306	\$104,000	
MA35-09, Pine-Renee		\$55,000	\$0	\$96,000	\$240,000	
MA35-10, Pendleton		\$180,000	\$0	\$60,000	\$0	
MA35-11, Marble		\$30,000	\$80,000	\$0	\$160,000	
MA35-12, Kathryne Jones		\$20,000	\$0	\$20,000	\$60,000	
MA35-13 Central		\$50,000	\$135,000	\$0	\$0	
MA35-14 Chris Court		\$96,000	\$75,000	\$30,000	\$125,000	
MA35-15 Morgan		\$30,000	\$104,000	\$52,000	\$31,306	
MA35-16 Appleseed		\$80,000	\$0	\$0	\$65,000	
MA35-22, Turnkey		\$120,000	\$165,426	\$400,000	\$0	
MA35-24 Tri-Tower		\$90,000	\$50,000	\$50,000	\$0	
HA-Wide Physical Activities			\$289,662	\$289,662	\$289,662	\$289,662
HA-Wide Non-Physical Activities		\$651,338	\$720,218	\$651,338	\$651,338	
HA-Wide Contingency @ 8 %		\$101,076	\$101,076	\$101,076	\$101,076	
CFP Funds Listed for 5-year planning		\$2,653,382	\$2,653,382	\$2,653,382	#REF!	
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0	

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY:			Activities for Year 3 FFY Grant: 2005 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical	Grounds	\$42,000	HA-Wide Physical	Grounds	\$42,000
	HA-Wide Physical	Hallways	\$42,000	HA-Wide Physical	Hallways	\$42,000
	HA-Wide Management	2 Resident service coordinators Training	\$100,000 \$7,338	HA-Wide Management	2 Resident service coordinators Training	\$100,000 \$7,338
	HA-Wide Administration	2 Clerical support Housing Manager Quality Control Director	\$86,000 \$87,000 \$85,000	HA-Wide Administration	2 Clerical support Housing Manager Quality Control Director	\$86,000 \$87,000 \$85,000
	HA-Wide Fees & Costs	Architect services Inspection services	\$153,000 \$38,000	HA-Wide Fees & Costs	Architect services Inspection services	\$153,000 \$38,000
	HA-Wide Energy conservation	Measures to reduce utilities	\$205,662	HA-Wide Energy conservation	Measures to reduce utilities	\$205,662
	HA-Wide Dwelling equipment	Stoves	\$25,000	HA-Wide Dwelling equipment	Stoves/ refrigerators	\$93,880
	HA-Wide Non-dwelling equipment	Office furniture Computer furniture	\$35,000 \$35,000	HA-Wide Non-dwelling equipment	Office furniture Computer furniture	\$35,000 \$35,000
	HA-Wide Contingency		\$101,076	HA-Wide Contingency		\$101,076
	MA35-1 Riverview	Install Building Card (10 Entrance) systems Interior renovations (40 units) Community room rehab	\$50,000 \$40,000 \$50,000	MA35-1 Riverview	Parking lot resurfacing (12 lots) Interior renovations (136 units) Replace baseboard heating (140 units)	\$120,000 \$136,000 \$140,000
	Subtotal of Estimated Cost		\$1,182,076	Subtotal of Estimated Cost		\$1,506,956

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY:			Activities for Year 5 FFY Grant: 2007 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-Wide Physical	Grounds	\$42,000	HA-Wide Physical	Grounds	\$42,000	
	HA-Wide Physical	Hallways	\$42,000	HA-Wide Physical	Hallways	\$42,000	
	HA-Wide Management	2 Resident service coordinators Training	\$100,000 \$7,338	HA-Wide Management	2 Resident service coordinators Training	\$100,000 \$7,338	
	HA-Wide Administration	2 Clerical support Housing Manager Quality Control Director	\$86,000 \$87,000 \$85,000	HA-Wide Administration	2 Clerical support Housing Manager Quality Control Director	\$86,000 \$87,000 \$85,000	
	HA-Wide Fees & Costs	Architect services Inspection services	\$153,000 \$38,000	HA-Wide Fees & Costs	Architect services Inspection services	\$153,000 \$38,000	
	HA-Wide Energy conservation	Measures to reduce utilities	\$205,662	HA-Wide Energy conservation	Measures to reduce utilities	\$205,662	
	HA-Wide Dwelling equipment	Stoves	\$25,000	HA-Wide Dwelling equipment	Stoves	\$25,000	
	HA-Wide Non-dwelling equipment	Office furniture Computer furniture	\$35,000 \$35,000	HA-Wide Non-dwelling equipment	Office furniture Computer furniture	\$35,000 \$35,000	
	HA-Wide Contingency		\$101,076	HA-Wide Contingency		\$101,076	
	MA35-1 Riverview	Interior renovations (168 units)	\$288,000	MA35-1 Riverview	Replace baseboard heating (140 units)	\$140,000	
Subtotal of Estimated Cost			\$1,330,076	Subtotal of Estimated Cost			\$1,182,076

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY:			Activities for Year 3 FFY Grant: 2005 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	See Annual Statement	MA35-2 Twin Towers	Elevator renovations	\$100,000	MA35-2 Twin Towers	Interior renovations (160 units)
		Replace Hot & Cold water lines 13 flr	\$200,000		Resurface parking lot / sidewalks	\$75,000
		Replace water shut off valves	\$100,000			
MA35-03, Sullivan		Install Building card entrance system	\$25,000	MA35-03, Sullivan	Shop addition	\$32,000
MA35-05, Harrigan		Install Building card entrance system	\$20,000	MA35-05, Harrigan	Apartment renovations	\$80,000
		Intercom system	\$10,000			
MA35-06, Pines James		Repave parking lot / inner courtyard	\$20,000	MA35-06, Pines James	Building card entrance system	\$20,000
					Interior renovations	\$105,000
MA35-07, Manilla	Replace windows	\$200,306	MA35-07, Manilla			
MA35-08, Moxon	Site work	\$25,000	MA35-08, Moxon	Maintenance & storage garage	\$125,000	
	Community room renovations	\$20,000				
Subtotal of Estimated Cost			\$720,306	Subtotal of Estimated Cost		\$537,000

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY:			Activities for Year 5 FFY Grant: 2007 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	MA35-2 Twin Towers	Interior renovations (40 units) Generator upgrade	\$42,000 \$75,000	MA35-2 Twin Towers	Office renovations	\$60,000	
	MA35-03, Sullivan	Sidewalk & Site work Gutter & downspout	\$80,000 \$25,000	MA35-03, Sullivan	Replace windows	\$484,000	
	MA35-05, Harrigan			MA35-05, Harrigan			
	MA35-06, Pines James	Replace windows	\$100,000	MA35-06, Pines James	Replace windows Replace Roof	\$62,000 \$80,000	
	MA35-07, Manilla	Replace roof Interior renovations	\$90,000 \$102,000	MA35-07, Manilla			
	MA35-08, Moxon	Interior renovations	\$101,306	MA35-08, Moxon	Siding/Roofing replacement	\$104,000	
	Subtotal of Estimated Cost			\$615,306	Subtotal of Estimated Cost		\$790,000

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY:			Activities for Year 3 FFY Grant: 2005 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	MA35-09, Pine-Renee	Community room renovations Site work	\$25,000 \$30,000	MA35-09, Pine-Renee			
	MA35-10 , Pendleton	Replace Roof Replace Windows	\$100,000 \$80,000	MA35-10 , Pendleton			
	MA35-11, Marble	Install building card entrance system	\$30,000	MA35-11, Marble	Community Hall renovations	\$80,000	
	MA35-12, Kathrynne Jones	Install building card entrance system	\$20,000	MA35-12, Kathrynne Jones			
	MA35-13 Central	Apartment / Hallway renovations Site work	\$20,000 \$30,000	MA35-13 Central	Install building card entrance system Interior renovations Replace rear Porch rails & steps Community Hall renovations	\$25,000 \$55,000 \$25,000 \$30,000	
	MA35-14 Chris Court	Interior renovations	\$96,000	MA35-14 Chris Court	Porch/Deck repair Site work	\$50,000 \$25,000	
	Subtotal of Estimated Cost			\$431,000	Subtotal of Estimated Cost		\$290,000

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY:			Activities for Year 5 FFY Grant: 2007 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	MA35-09, Pine-Renee	Interior renovations	\$96,000	MA35-09, Pine-Renee	Siding/Roofing replacement	\$240,000
	MA35-10 , Pendleton	Interior Renovations	\$60,000	MA35-10 , Pendleton		
	MA35-11, Marble			MA35-11, Marble	Roof Replacement	\$160,000
	MA35-12, Kathyne Jones	Roof replacement	\$20,000	MA35-12, Kathyne Jones	Roof replacement	\$60,000
	MA35-13 Central			MA35-13 Central		
	MA35-14 Chris Court	Garage shop /bathroom	\$30,000	MA35-14 Chris Court	Siding/ Roof replacement	\$125,000
	Subtotal of Estimated Cost		\$206,000	Subtotal of Estimated Cost		\$585,000

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY:			Activities for Year 3 FFY Grant: 2005 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	MA35-15 Morgan	Install building card entrance system Community room renovations	\$20,000 \$10,000	MA35-15 Morgan	Apartment / Hallway renovations	\$104,000
	MA35-16 Appleseed	Install building card entrance system Hallway ventilation	\$30,000 \$50,000	MA35-16 Appleseed		
	MA35-22, Turnkey	Interior renovations	\$120,000	MA35-22, Turnkey	Foundation / brick repair Apartment hallway renovations	\$30,000 \$135,426
	MA35-24 Tri-Tower	Interior Hallway / Community room renovations	\$90,000	MA35-24 Tri-Tower	Elevator renovations	\$50,000
	Subtotal of Estimated Cost		\$320,000	Subtotal of Estimated Cost		\$319,426

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY:			Activities for Year 5 FFY Grant: 2007 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	MA35-15 Morgan	Roof replacement	\$52,000	MA35-15 Morgan	Site Work	\$31,306
	MA35-16 Appleseed			MA35-16 Appleseed	Roof replacement	\$65,000
	MA35-22, Turnkey	Replace 370 Windows Site Work	\$370,000 \$30,000	MA35-22, Turnkey		
	MA35-24 Tri-Tower	Roof replacement	\$50,000	MA35-24 Tri-Tower		
	Subtotal of Estimated Cost		\$502,000	Subtotal of Estimated Cost		\$96,306

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant N: MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	1) HCCC Painting	1406	4	\$0.00				
			Total 1406	\$0.00				
HA-Wide Management	1) Resident Service Coordinator		2	\$0.00	\$137,522.00	\$137,522.00	\$129,873.64	
	2) Economic /Tenant outreach		1	\$59,216.00	\$64,729.00	\$64,729.00	\$64,729.06	
	3) Office equipment			\$16,784.00	\$0.00			
	4) Clerical			\$32,000.00	\$0.00			
	5) Housing Manager			\$72,000.00	\$0.00			
	6) Training			\$95,500.00	\$0.00			
	7) Pest control			\$0.00	\$0.00			
	8) Computer upgrade			\$35,500.00	\$0.00			
			Total 1408	\$311,000.00	\$202,251.00	\$202,251.00	\$194,602.70	
HA-Wide Admin	1)Modernization Coordinator	1410	1	\$46,000.00	\$38,965.00	\$34,972.72	\$34,972.72	
	2)Housing Manager		1	\$0.00	\$72,000.00	\$82,045.51	\$82,045.51	
	3)Quality control /Project Director		1	\$0.00	\$52,362.00	\$68,355.04	\$68,355.04	
	4)Clerical		2	\$32,000.00	\$64,000.00	\$41,953.73	\$41,953.73	
	5)Resident service coordinator			\$65,000.00	\$0.00			
				\$143,000.00	\$227,327.00	\$227,327.00	\$227,327.00	
HA-Wide Fees & Costs	1) A & E project and inspect	1430		\$153,000.00	\$153,000.00	\$145,442.40	\$131,309.90	
Audit	Audit	1411		\$1,071.00	\$278.00	\$278.00	\$278.00	
HA-Wide	Nonroutine grounds	1450		\$64,000.00	\$0.00			
"	Operations	1406		\$0.00	\$64,000.00	\$64,000.00	\$64,000.00	
"	Office equipment	1475		\$0.00	\$0.00			
"	Computer equipment	1475		\$0.00	\$33,313.00	\$33,313.00	\$33,313.00	
"	Contingency	1502		\$151,056.00	\$138,662.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00			

Signature of Executive Director and Date
Raymond B Asselin 12/30/02

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
 Donna Ayala

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
MA35 35-01 Riverview	Site							COMPLETE 12/17/01 Seaboard Environmental Compliance
	1. Oil test	1450	1	\$5,425.00	\$7,873	\$7,873	\$7,873	
	2. Oil remediation	1450	1	\$239,950.00	\$71,892	\$71,892	\$0	
	Total Site			\$245,375.00	\$79,765.00	\$79,764.50	\$7,872.50	
	Building							
	1. Electric panels	1460	324	\$148,625.00	\$148,625.00	\$148,625.00	\$148,625.00	
2. Gutter Guards	1460	12 Bldg	\$0.00	\$32,000.00	\$32,000.00	\$0.00	COMPLETE 11/15/01 LEGER COMPLETE 11/22/02 BCI Transferred to Low rent 12.1.02	
3. Training center	1460	1	\$0.00	\$0.00	\$1,173.21	\$1,173.21		
Total building			\$148,625.00	\$180,625.00	\$181,798.21	\$149,798.21		
Total, Riverview			Project Total:	\$394,000.00	\$260,390.00	\$261,562.71	\$157,670.71	
MA35 35-02 Twin Towers	Site							COMPLETE 11/13/01 C & A
	1. Sidewalks	1450	1	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
	Total Site			\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
	Dwelling equipment							
	1. Stoves	1465	61	\$13,500.00	\$13,500.00	\$0.00	\$0.00	
Total Equip			\$13,500.00	\$13,500.00	\$0.00	\$0.00		
Total, Twin Towers			Project Total:	\$22,500.00	\$22,500.00	\$9,000.00	\$9,000.00	
MA35 35-03 Sullivan	Site							COMPLETE 11/13/01 C & A COMPLETE 10/16/02 Corcoran COMPLETE 11/22/02 BCI COMPLETE 11/22/02 BCI
	1. Parking lot	1450	1	\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00	
	Total Site			\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00	
	Dwelling Units							
	1. Kitchen cabinets	1460	96	\$306,992.00	\$306,992.00	\$306,992.00	\$306,992.00	
	2. Front & rear unit doors		192	\$160,992.00	\$149,500.00	\$149,500.00	\$149,500.00	
	3. Hallway stairs		32	\$128,000.00	\$77,950.00	\$77,950.00	\$77,950.00	
	Total D.U.			\$595,684.00	\$534,442.00	\$534,442.00	\$534,442.00	
NON CGP FUNDS			\$0.00	(\$149,596.00)	(\$142,596.00)	(\$142,596.00)		
Total, Sullivan			Project Total:	\$705,684.00	\$494,846.00	\$501,846.00	\$501,846.00	

Signature of Executive Director and Date
Raymond B Asselin 12/30/02



Signature of Public Housing Director or Office of Native American Programs Administrator and Date
 Donna Ayala

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-05 Harrigan	Building 2. Emergency lights 3. Gutter guards	1460	8	\$3,559.00	\$3,559.00	\$3,559.00	\$3,559.00	COMPLETE 11/15/01 LEGER
		1460	8	\$4,441.00	\$0.00			
		Total Building:		\$8,000.00	\$3,559.00	\$3,559.00	\$3,559.00	
		Total, Harrigan		\$8,000.00	\$3,559.00	\$3,559.00	\$3,559.00	
MA35-06 Pine James	Dwelling Units 1.cabinets ,countertops	1460	42 units	\$141,107.00	\$141,107.00	\$141,107.00	\$141,107.00	COMPLETE 10/16/02 Corcoran
		Total D.U.		\$141,107.00	\$141,107.00	\$141,107.00	\$141,107.00	
	Building: 1 Common doors & frames	1460	6 Doors	\$0.00	\$7,800.00	\$7,800.00	\$7,800.00	COMPLETE 11/22/02 BCI
		Total Bldg		\$0.00	\$7,800.00	\$7,800.00	\$7,800.00	
Total, MA35-06		\$141,107.00	\$148,907.00	\$148,907.00	\$148,907.00			
MA35-07 Manilla	Site 1. Sidewalks	1450	1	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	COMPLETE 11/13/01 C & A
		Total Site		\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	
	Dwelling Units 1. Cabinets & countertops	1460	30 Units	\$44,828.00	\$44,828.00	\$44,828.00	\$44,828.00	COMPLETE 10/16/02 Corcoran
		Total DE:		\$44,828.00	\$44,828.00	\$44,828.00	\$44,828.00	
	Building 1. Gutter & downspouts	1460		\$17,000.00	\$0.00	\$0.00	\$0.00	
		Total Building		\$17,000.00	\$0.00	\$0.00	\$0.00	
Total, Manilla		\$146,828.00	\$129,828.00	\$129,828.00	\$129,828.00			

Signature of Executive Director and Date
Raymond B Asselin 12/30/02

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala

X

X

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(2) To be completed for the Performance and Evaluation Report

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35 35-08 Moxon	Dwelling units 1. Cabinet & countertops	1460	40	\$194,810.00	\$194,810.00	\$194,810.00	\$194,810.00	COMPLETE 10/16/02 Corcoran
			Total DUs:	\$194,810.00	\$194,810.00	\$194,810.00	\$194,810.00	
	Building: 1. Gutter & downspouts	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$10,000.00	\$0.00	\$0.00	\$0.00	
Total, Moxon			Project Total:	\$204,810.00	\$194,810.00	\$194,810.00	\$194,810.00	
MA35-09 Pine-Renee	Building 1. Gutter & downspouts	1460	15 Bldgs	\$0.00	\$26,000.00	\$26,000.00	\$0.00	COMPLETE 11/22/02 BCI
			Total Bldg.	\$0.00	\$26,000.00	\$26,000.00	\$0.00	
			Total, Pine-Renee	Project Total:	\$0.00	\$26,000.00	\$26,000.00	
MA35-10 Pendleton	Site 1. Parking lot /sidewalks	1450	1	\$0.00	\$30,000.00	\$0.00	\$0.00	COMPLETE 11/22/02 BCI COMPLETE 11/22/02 BCI
			Total Site	\$0.00	\$30,000.00			
	Building 1. Hatchway Bilco doors 2. Handrail & guards	1460	19	\$0.00	\$37,100.00	\$37,100.00	\$37,100.00	
			19	\$30,000.00	\$37,200.00	\$37,200.00	\$37,200.00	
	Total D.U.		\$30,000.00	\$74,300.00	\$74,300.00	\$74,300.00		
Total, Pendleton	Project Total:		\$30,000.00	\$104,300.00	\$74,300.00	\$74,300.00		

Signature of Executive Director and Date
Raymond B Asselin 12/30/02

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala

X

X

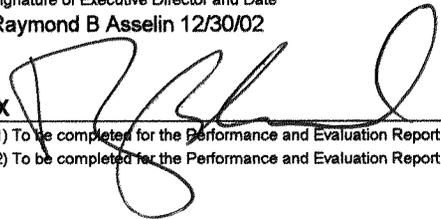
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-11 Marble	Building 1. Emergency lights 2. Hallway rehab	1460	2 blds	\$20,209.00	\$20,209.00	\$20,209.00	\$20,209.00	COMPLETE 11/15/01 LEGER
			2 blds	\$16,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$36,209.00	\$20,209.00	\$20,209.00	\$20,209.00	
			Total, Marble	\$36,209.00	\$20,209.00	\$20,209.00	\$20,209.00	
MA35-12 Kathryne Jones	Building 1. Gutters & downspouts	1460	2 Bldg	\$0.00	\$8,450.00	\$8,450.00	\$535.00	COMPLETE 11/22/02 BCI
			Total Bldg	\$0.00	\$8,450.00	\$8,450.00	\$535.00	
			Total, Kathryne Jones	\$0.00	\$8,450.00	\$8,450.00	\$535.00	
			Project Total:	\$0.00	\$8,450.00	\$8,450.00	\$535.00	
MA35-13 Central	Site 1. Parking lot	1450	1	\$0.00	\$48,150.00	\$48,150.00	\$48,150.00	COMPLETE 6/19/02 C & A
			Total Site	\$0.00	\$48,150.00	\$48,150.00	\$48,150.00	
			Building 1. Emergency lights 2. Gutter & downspouts	1460	2 bldg	\$4,717.00	\$4,717.00	
	2 bldg	\$0.00			\$8,000.00	\$8,000.00	\$8,000.00	
	Total Bldg	\$4,717.00			\$12,717.00	\$12,717.00	\$12,717.00	
	Total, Central	\$4,717.00			\$60,867.00	\$60,867.00	\$60,867.00	
	Project Total:	\$4,717.00	\$60,867.00	\$60,867.00	\$60,867.00			

Signature of Executive Director and Date
Raymond B Asselin 12/30/02

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Donna Ayala

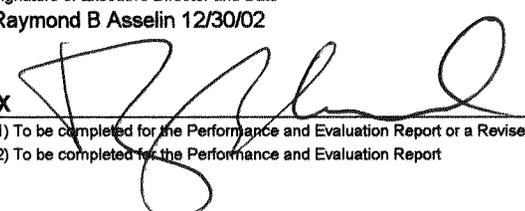
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No MA06PO3550100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-14 Chris Court	Building 1. Emergency lights	1460	2 Bldg	\$1,082.00	\$1,082.00	\$1,082.00	\$1,082.00	COMPLETE 11/15/01 LEGER
			Total Bldg	\$1,082.00	\$1,082.00	\$1,082.00	\$1,082.00	
	Total, Chris Court	Project Total:		\$1,082.00	\$1,082.00	\$1,082.00	\$1,082.00	
MA35-15 Morgan	Building 1. Upgrade hall lights 2. Hallway doors, hardware 3. Repoint bricks & lintels 4. Emergency lights 5. Gutter & downspouts	1460	1 Bldg	\$5,243.00	\$5,243.00	\$5,243.00	\$5,243.00	COMPLETE 11/15/01 LEGER COMPLETE 11/22/02 BCI COMPLETE 11/22/02 BCI COMPLETE 11/15/01 LEGER COMPLETE 11/22/02 BCI
			1 Bldg	\$26,000.00	\$37,860.00	\$37,860.00	\$37,860.00	
			1 Bldg	\$20,000.00	\$12,540.00	\$12,540.00	\$12,540.00	
			1 Bldg	\$9,042.00	\$9,042.00	\$9,042.00	\$9,042.00	
			1 Bldg	\$8,015.00	\$8,000.00	\$8,000.00	\$8,000.00	
	Total Bldg	\$68,300.00	\$72,685.00	\$72,685.00	\$72,685.00			
Total, Morgan	Project Total:		\$68,300.00	\$72,685.00	\$72,685.00	\$72,685.00		
MA35-16 Appleseed	Building 1. Emergency lights 2. Gutterguards	1460	1 Bldg	\$27,126.00	\$27,126.00	\$27,126.00	\$27,126.00	COMPLETE 11/15/01 LEGER COMPLETE 11/22/02 BCI
			1 Bldg	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00	
	Total Bldg	\$27,126.00	\$35,126.00	\$35,126.00	\$35,126.00			
	Total, Appleseed	Project Total:		\$27,126.00	\$35,126.00	\$35,126.00	\$35,126.00	

Signature of Executive Director and Date
Raymond B Asselin 12/30/02


Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala


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

PHA Name:		Grant Type and Number			Federal FY of Grant:				
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant N MA06PO3550100 Replacement Housing Factor Grant No:			2000				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MA35-22 Turnkey	Building 1. Porch deck replacement 2. Emergency lights	1460	3 Bldg	\$0.00	\$252,000.00	\$226,800.00	\$226,800.00	COMPLETE 10/16/01 MANNY'S COMPLETE 11/15/01 LEGER	
		1460	3 Bldg	\$9,637.00	\$8,137.00	\$8,137.00	\$8,137.00		
			Total Building	\$9,637.00	\$260,137.00	\$234,937.00	\$234,937.00		
	Dwelling Unit 1 Interior unit doors	1460	16 units	\$95,000.00	\$55,600.00	\$55,600.00	\$55,600.00		COMPLETE 11/22/02 BCI
		Total D.U.	\$95,000.00	\$55,600.00	\$55,600.00	\$55,600.00			
Total,	Turnkey		Project Total:	\$104,637.00	\$315,737.00	\$290,537.00	\$290,537.00		
Total,	MA06PO3550100		Project Total:	\$2,718,127.00	\$2,718,127.00	\$2,511,380.11	\$2,351,792.31		

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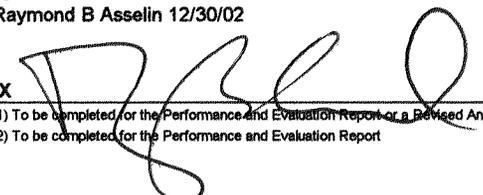
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**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: SPRINGFIELD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: MA06PO3550100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) HCCC Painting	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	07/31/02	
1) Resident Service Coordinator	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	10/31/02	
2) Economic /Tenant outreach	06/30/01	09/30/02	05/31/01	09/30/03	09/30/03	08/31/01	
4) Clerical	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	07/31/02	
1)Modernization Coordinator	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	09/30/01	
2)Housing Manager	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	07/31/02	
3)Quality control /Project Director	06/30/01	09/30/02	09/30/01	09/30/03	09/30/03	07/31/02	
Fees & Costs	06/30/01	09/30/02	03/31/01	09/30/03	09/30/03		
Audit	06/30/01	09/30/02	08/31/01	09/30/03	09/30/03	08/31/01	
Contingency	06/30/01	09/30/02		09/30/03	09/30/03		
MA35 35-01 Riverview	06/30/01	09/30/02		09/30/03	09/30/03		
MA35 35-02 Twin Towers	06/30/01	09/30/02		09/30/03	09/30/03		
MA35 35-03 Sullivan	06/30/01	09/30/02	11/30/01	09/30/03	09/30/03	11/30/02	
MA35-05 Harrigan	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	07/31/01	
MA35-06 Pine James	06/30/01	09/30/02	03/31/02	09/30/03	09/30/03	11/30/02	
MA35-07 Manilla	06/30/01	09/30/02	11/30/01	09/30/03	09/30/03	10/31/02	
MA35 35-06 Moxon	06/30/01	09/30/02	11/30/01	09/30/03	09/30/03	10/31/02	
MA35-09 Pine-Renee	06/30/01	09/30/02		09/30/03	09/30/03		
MA35-10 Pendleton	06/30/01	09/30/02		09/30/03	09/30/03		
MA35-11 Marble	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	11/30/01	
MA35-12 Kathyne Jones	06/30/01	09/30/02	03/31/02	09/30/03	09/30/03	11/30/02	
MA35-13 Central	06/30/01	09/30/02	03/31/02	09/30/03	09/30/03	11/30/02	
MA35-14 Chris Court	06/30/01	09/30/02	07/31/01	09/30/03	09/30/03	11/30/01	
MA35-15 Morgan	06/30/01	09/30/02	03/31/02	09/30/03	09/30/03	11/30/02	
MA35-16 Appleseed	06/30/01	09/30/02	03/31/02	09/30/03	09/30/03	11/30/02	
MA35-22 Turnkey	06/30/01	09/30/02	08/31/02	09/30/03	09/30/03	11/30/02	

Signature of Executive Director and Date
Raymond B Asselin 12/30/02


Signature of Public Housing Director or Office of Native American Programs Administrator and Date
 Donna Ayala
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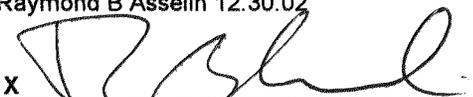
Annual Statement /Performance and Evaluation Report

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

PHA Name: Springfield Housing Authority	Grant Type and Number Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$125,000.00	\$125,000.00	\$23,587.57
3	1408 Management Improvements	\$481,553.00	\$259,000.00	\$259,000.00	\$83,750.55
4	1410 Administration	\$166,000.00	\$283,000.00	\$283,000.00	\$19,499.01
5	1411 Audit	\$1,071.00	\$0.00	\$278.75	\$278.75
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$110,000.00	\$220,000.00	\$191,049.32	\$75,308.46
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$275,000.00	\$460,000.00	\$130,100.00	\$0.00
10	1460 Dwelling Structures	\$1,577,900.00	\$1,317,200.00	\$488,950.00	\$116,800.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$45,000.00	\$45,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$67,100.00	\$70,000.00	\$58,750.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$5,858.90	\$5,858.90
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$56,134.00	\$558.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,779,758.00	\$2,779,758.00	\$1,541,986.97	\$325,083.24
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$90,000.00	\$70,000.00	\$88,920.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date Raymond B Asselin 12.30.02 	Signature of Public Housing Director or Office of Native American Programs Administrator and Date Donna Ayala 
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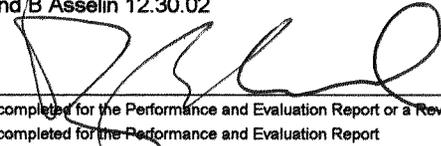
**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:				
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:		2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	1) Housing Manager	1408		\$75,000.00	\$0.00	\$0.00	\$0.00	
	2) Training /Quality control	"		\$62,000.00	\$0.00	\$0.00	\$0.00	
	3) Pest Control	"		\$55,000.00	\$0.00	\$0.00	\$0.00	
	4) Maint/Mgmt Training inspections	"		\$40,000.00	\$0.00	\$0.00	\$0.00	
	5) Upgrade & Support Computer	"		\$30,000.00	\$0.00	\$0.00	\$0.00	
	6) Office Equipment	"		\$19,553.00	\$0.00	\$0.00	\$0.00	
	7) Resident service coordinator	"		\$0.00	\$93,000.00	\$93,000.00	\$5,576.34	
	8) Economic development	"		\$166,000.00	\$166,000.00	\$166,000.00	\$78,174.21	
	9) Clerical	"		\$34,000.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$481,553.00	\$259,000.00	\$259,000.00	\$83,750.55	
HA-Wide Admin	1) Modernization Coordinator	1410	1	\$47,000.00	\$60,000.00	\$60,000.00	\$5,600.00	
	2) Resident Service Coordinator	"	2	\$85,000.00	\$0.00	\$0.00	\$0.00	
	3) Clerical Support	"	1	\$34,000.00	\$68,000.00	\$68,000.00	\$2,608.48	
	4) Housing Manager	"	1	\$0.00	\$80,000.00	\$80,000.00	\$4,997.24	
	5) Quality control	"	1	\$0.00	\$75,000.00	\$75,000.00	\$6,293.29	
			Total 1410	\$166,000.00	\$283,000.00	\$283,000.00	\$19,499.01	
HA-Wide Audit	Audit		Total 1411	\$1,071.00	\$0.00	\$278.75	\$278.75	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430	Total 1430	\$110,000.00	\$220,000.00	\$191,049.32	\$75,308.46	Contract award 8.15.01 SRH
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Hallways / Grounds	1460		\$70,000.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Operations	1406		\$0.00	\$125,000.00	\$125,000.00	\$23,587.57	
"	Computer equipment	1475		\$0.00	\$0.00	\$5,858.90	\$5,858.90	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Raymond B Asselin 12.30.02

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 35-01 Riverview	Site: Oil remediation	1450		\$205,000.00	\$300,000.00	\$0.00	\$0.00	Contract award 11.12.02 Enzyme Technology 189,000.00
				\$205,000.00	\$300,000.00			
	Dwelling Units Install 245 hallway fire doors, frames, locks, and install magnetic catches	1460	245	\$279,000.00	\$200,000.00	\$138,000.00	\$0.00	UNIVERSAL ELECTRIC 8.28.02
	Total DUs:			\$279,000.00	\$200,000.00	\$138,000.00	\$0.00	
	Building Exterior Exterior sealant	1460	Total BE's		106,000.00	106,000.00	106,000.00	106,000.00
Total, Riverview		Project Total:		\$590,000.00	\$606,000.00	\$244,000.00	\$106,000.00	
MA 35-02 Twin towers	Dwelling Equipment: Replace 100 ranges	1465.1	100	\$22,500.00	\$22,500.00	\$0.00	\$0.00	
			Total D.E.:	\$22,500.00	\$22,500.00	\$0.00	\$0.00	
	Site-Wide Facilities: Hobby club Upgrade Air conditioning & lighting	1470	1	\$17,500.00	\$17,500.00	\$0.00	\$0.00	
	Total SWFs:			\$17,500.00	\$17,500.00	\$0.00	\$0.00	
	Total, Twin towers		Project Total:		\$40,000.00	\$40,000.00	\$0.00	\$0.00
MA 35-03 Sullivan	Dwelling Units 1. Replace Vinyl Tile 2. Replace handrails	1460 1460	96 6	\$144,000.00 \$0.00	\$0.00 \$38,700.00	\$0.00 \$17,160.00	\$0.00 \$10,800.00	BCI 8.23.02
	Total DUs:			\$144,000.00	\$38,700.00	\$17,160.00	\$10,800.00	
	Total, Sullivan		Project Total:		\$144,000.00	\$38,700.00	\$17,160.00	\$10,800.00
MA 35-05 Harrigan	Site 1. Fencing	1450	1	\$0.00	\$12,000.00	\$3,000.00	\$0.00	BCI 8.23.02
	Total Site			\$0.00	\$12,000.00	\$3,000.00	\$0.00	
	Dwelling Units Rehab hallways	1460	1 Bldg	\$16,000.00	\$0.00	\$0.00	\$0.00	
	Total DUs:			\$16,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior 1. Replace windows 2. Replace exterior doors 3. Replace porch columns	1460	1 Bldg	76,800.00	0.00	0.00	0.00	BCI 8.23.02
			13	0.00	64,000.00	83,480.00	0.00	
			8	0.00	8,000.00	20,000.00	0.00	BCI 8.23.02
	Total BE's			\$76,800.00	\$72,000.00	\$103,480.00	\$0.00	
Total, Harrigan		Project Total:		\$92,800.00	\$84,000.00	\$106,480.00	\$0.00	

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Raymond B. Asselin 12.30.02

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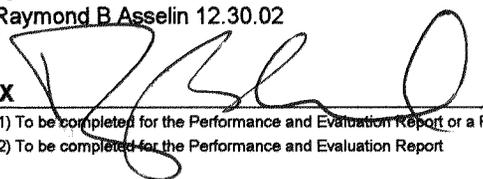
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**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:				
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:			2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MA 35-06 Pine-James	Dwelling Units: Interior Renovations	1460	42	\$336,000.00	\$0.00	\$0.00	\$0.00	BIDS DUE 1/15/03 BCI 8.23.02	
			Total DUs:	\$336,000.00	\$0.00	\$0.00	\$0.00		
	Building: 1. Install 42 individual electric meters and replace main service	1460	42	\$42,000.00	\$200,000.00	\$0.00	\$0.00		
		1460	14 hallway	\$0.00	\$107,000.00	\$47,620.00	\$0.00		
	Total, Pine-James			Total M&E: Project Total:	\$42,000.00 \$378,000.00	\$307,000.00 \$307,000.00	\$47,620.00 \$47,620.00		\$0.00 \$0.00
MA 35-07 Manilla	Building Interior Interior renovations	1460	17 Bldg	\$57,000.00	\$0.00	\$0.00	\$0.00		
			Total B.E.:	\$57,000.00	\$0.00	\$0.00	\$0.00		
			Total, Manilla	Project Total:	\$57,000.00	\$0.00	\$0.00	\$0.00	
MA 35-08 Moxon	Site: Site work	1450		\$50,000.00	\$60,000.00	\$0.00	\$0.00		
			Total Site:	\$50,000.00	\$60,000.00	\$0.00	\$0.00		
	Building Exterior: Install 52 individual electric meters and replace 52 Federal Pacific panels and main service	1460	52	\$67,600.00	\$220,000.00	\$0.00	\$0.00		
			Total :	\$67,600.00	\$220,000.00	\$0.00	\$0.00		
	Total, Moxon			Project Total:	\$117,600.00	\$280,000.00	\$0.00	\$0.00	
MA 35-09 Pine-Renee	Building 1. Install 18 individual electric meters and replace main service 2. Hallway rehab	1460	18	\$18,000.00	\$27,000.00	\$0.00	\$0.00		
			1460	6 hallways	\$0.00	\$30,000.00	\$0.00	\$0.00	
		Total, Pine-Renee			Total M&E: Project Total:	\$18,000.00 \$18,000.00	\$57,000.00 \$57,000.00	\$0.00 \$0.00	\$0.00 \$0.00

Signature of Executive Director and Date
Raymond B Asselin 12.30.02


Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala

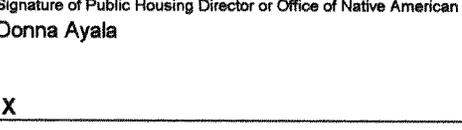

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 35-10 Pendleton	Site Basketball court	1450	1	\$0.00	\$48,000	\$58,300.00	\$0	BCI 8.23.02
	Mechanical & Electrical Replace 20 Federal Pacific panels and main service	1460	20	\$20,000.00	\$30,000	\$0	\$0	BIDS DUE 1/15/03
		Total ME		\$20,000.00	\$30,000.00	\$0.00	\$0.00	
	Building Exterior: 1. Replace 96 Windows 3. Building trim	1460	96	\$130,100.00	\$0.00	\$0.00	\$0.00	
		1460	3 Bldgs	\$0.00	\$20,000.00			
Total, Pendleton		Total B.E. : Project Total:		\$130,100.00 \$150,100.00	\$20,000.00 \$98,000.00	\$0.00 \$58,300.00	\$0.00 \$0.00	
MA 35-11 Marble	Mechanical & Electrical Replace 48 individual electric meters and replace 48 Federal Pacific Panels & main service	1460	48	\$62,400.00	\$120,000.00	\$0.00	\$0.00	BIDS DUE 1/15/03
		Total M&E:		\$62,400.00	\$120,000.00	\$0.00	\$0.00	
	Building 1. Hallway stair railing	1460	2 Bldgs	\$64,000.00	\$116,500.00	\$46,520.00	\$0.00	BCI 8.23.02
		Total Bldg Project Total:		\$64,000.00 \$126,400.00	\$116,500.00 \$236,500.00	\$46,520.00 \$46,520.00	\$0.00 \$0.00	
MA 35-13 Central	Site-Wide Facilities: Community room chairlift	1470	1	\$40,000.00	\$40,000.00	\$58,750.00	\$0.00	BCI 8.23.02
		Total SWFs: Project Total:		\$40,000.00 \$40,000.00	\$40,000.00 \$40,000.00	\$58,750.00 \$58,750.00	\$0.00 \$0.00	
MA 35-14 Chris Ct	Site-Wide Facilities: Utility cabinet	1470	1	\$9,600.00	\$12,500.00	\$0.00	\$0.00	
		Total SWFs: Project Total:		\$9,600.00 \$9,600.00	\$12,500.00 \$12,500.00	\$0.00 \$0.00	\$0.00 \$0.00	

Signature of Executive Director and Date
Raymond B. Asselin 12.30.02

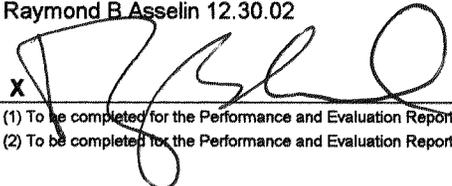

Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Donna Ayala


(1) To be completed for the Performance and Evaluation Report on a Revised Annual Statement
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**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No. MA06PO3550101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 35-16 Appleseed	Site: Catch basin	1450		\$20,000.00	\$40,000.00	\$68,800.00	\$0.00	BCI 8.23.02
			Total Site:	\$20,000.00	\$40,000.00	\$68,800.00	\$0.00	
Total, Appleseed			Project Total:	\$20,000.00	\$40,000.00	\$68,800.00	\$0.00	
MA 35-22 Turnkey	Building Exterior: 1 Replace front ADA entrance door 2 Porch repairs	1460 1460	3 Bldgs	\$50,000.00 \$39,000.00	\$30,000.00 \$0.00	\$30,170.00 \$0.00	\$0.00 \$0.00	BCI 8.23.02
			Total B.E.:	\$89,000.00	\$30,000.00	\$30,170.00	\$0.00	
Total, Turnkey			Project Total:	\$89,000.00	\$30,000.00	\$30,170.00	\$0.00	
HA_Wide	Dwelling Equipment: Repalce 100 stoves	1465.1	100	\$22,500.00	\$22,500.00	\$0.00	\$0.00	
			Total D.E.:	\$22,500.00	\$22,500.00	\$0.00	\$0.00	
HA Wide	Contingency	1502		\$56,134.00	\$558.00	\$0.00	\$0.00	
				\$56,134.00	\$558.00	\$0.00	\$0.00	
Total, MA06PO3550101			CFP Total:	2,779,758.00	2,779,758.00	1,541,986.97	325,083.24	

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Raymond B Asselin 12.30.02


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Donna Ayala


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

PHA Name: SPRINGFIELD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No.: MA06PO3550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
7) Resident service coordinator	06/30/03		09/30/02	06/30/05			
8) Economic development	06/30/03		09/30/02	06/30/05			
1) Modernization Coordinator	06/30/03			06/30/05			
3) Clerical Support	06/30/03			06/30/05			
4)Housing Manager	06/30/03			06/30/05			
6) Office Equipment	06/30/03			06/30/05			
Operations	06/30/03			06/30/05			
services @ 7% of the	06/30/03			06/30/05			
MA 35-01 Riverview	06/30/03			06/30/05			
MA 35-02 Twin towers	06/30/03			06/30/05			
MA 35-03 Sullivan	06/30/03			06/30/05			
MA 35-05 Harrigan	06/30/03			06/30/05			
MA 35-06 Pine-James	06/30/03			06/30/05			
MA 35-07 Manilla	06/30/03			06/30/05			
MA 35-08 Moxon	06/30/03			06/30/05			
MA 35-09 Pine-Renee	06/30/03			06/30/05			
MA 35-10 Pendleton	06/30/03			06/30/05			
MA 35-11 Marble	06/30/03			06/30/05			
MA 35-13 Central	06/30/03			06/30/05			
MA 35-14 Chris Ct	06/30/03			06/30/05			
MA 35-16 Appleseed	06/30/03			06/30/05			
MA 35-22 Turnkey	06/30/03			06/30/05			
HA Wide Dwelling Equipment:	06/30/03			06/30/05			

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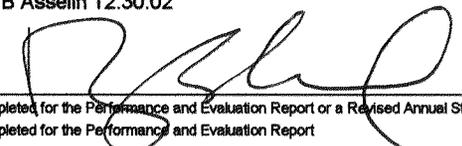
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	1) HCCC Painting	1406	4	\$64,000.00	\$0.00	\$0.00	\$0.00	
			Total 1406	\$64,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Management	1) Resident Service Coordinator 2) Economic /Tenant outreach		2	\$98,000.00	\$0.00	\$0.00	\$0.00	
			1	\$52,517.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$150,517.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	1)Modernization Coordinator 2)Housing Manager 3)Quality control /Project Director 4)Clerical	1410	1	\$62,000.00	\$0.00	\$0.00	\$0.00	
			1	\$82,500.00	\$0.00	\$0.00	\$0.00	
			1	\$78,500.00	\$0.00	\$0.00	\$0.00	
			1	\$35,000.00	\$0.00	\$0.00	\$0.00	
			Total 1410	\$258,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees & Costs	1) A & E project and inspections	1430		\$159,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine grounds	1450		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine hallway	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Stoves	1465		\$6,800.00	\$0.00	\$0.00	\$0.00	
"	Computer equipment	1475		\$15,553.00	\$0.00	\$0.00	\$0.00	
"	Contingency	1502		\$88,496.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date
 Raymond B Asselin 12.30.02

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 Donna Ayala

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-01 Riverview	Building 1. Hallway renovations 2. Replace 17 Pressure Regulations 3. Elevator Renovations	1460	3 Bldgs	\$85,000.00	\$0.00	\$0.00	\$0.00	
			17 reg	\$17,000.00	\$0.00	\$0.00	\$0.00	
			10	\$600,000.00	\$0.00	\$0.00	\$0.00	
			Total building	\$702,000.00	\$0.00	\$0.00	\$0.00	
Total,	Riverview		Project Total:	\$702,000.00	\$0.00	\$0.00	\$0.00	
MA35-02 Twin Towers	Building 1. Replace drop ceiling	1460	1 Bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	
			Total building	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: 1. Paint & Patch 200 balconies and exterior trim	1460	2 Bldgs	\$100,000.00	\$0.00	\$0.00	\$0.00	
			Total building	\$100,000.00	\$0.00	\$0.00	\$0.00	
Total,	Twin Towers		Project Total:	\$115,000.00	\$0.00	\$0.00	\$0.00	
MA35-03 Sullivan	Dwelling Units: Interior renovations, floors Force account +/-or contract	1460	86 Units	\$100,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$100,000.00	\$0.00	\$0.00	\$0.00	
	Building 1. Replace DHW Storage tanks	1460	10 tanks	\$20,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$20,000.00	\$0.00	\$0.00	\$0.00	
Total,	Sullivan		Project Total:	\$120,000.00	\$0.00	\$0.00	\$0.00	

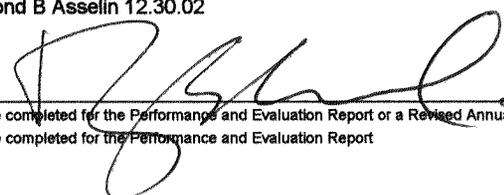
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Raymond B. Asselin 12.30.02

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 Donna Ayala

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-05 Harrigan	Building 1. Replace deteriorated waterline in building	1460	1	\$65,000.00	\$0.00	\$0.00	\$0.00	
			Total Building:	\$65,000.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$65,000.00	\$0.00	\$0.00	\$0.00	
Total,	Harrigan							
MA35-06 Pine James	Dwelling Units: 1 Hallway /interior renovations force account/contract	1460	42 units	\$85,000.00	\$0.00	\$0.00	\$0.00	
			Total Building	\$85,000.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$85,000.00	\$0.00	\$0.00	\$0.00	
Total,	MA35-06							
MA35-07 Manilla	Dwelling Units: 1. Interior renovation Force account contract	1460	34 Units	\$64,000.00	\$0.00	\$0.00	\$0.00	
			Total D.U.	\$64,000.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$64,000.00	\$0.00	\$0.00	\$0.00	
Total,	Manilla							

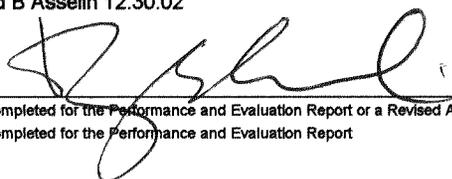
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Raymond B Asselin 12.30.02
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-08 Moxon	Dwelling Units: 1. Interior renovations Force Account +/-or contract	1460	52 units	\$84,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$84,000.00	\$0.00	\$0.00	\$0.00	
			Total, Moxon	Project Total:	\$84,000.00	\$0.00	\$0.00	
MA35-09 Pine-Renee	Dwelling Units: 1. Interior renovations Force account +/-or contract	1460	48 Units	\$58,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$58,000.00	\$0.00	\$0.00	\$0.00	
			Total, Pine-Renee	Project Total:	\$58,000.00	\$0.00	\$0.00	
MA35-10 Pendleton	Dweilling Units 1. Interior Renovations Force Account +/-or contract	1460	19 Units	\$40,000.00	\$0.00	\$0.00	\$0.00	
			Total D.U.	\$40,000.00	\$0.00	\$0.00	\$0.00	
			Total, Pendleton	Project Total:	\$40,000.00	\$0.00	\$0.00	

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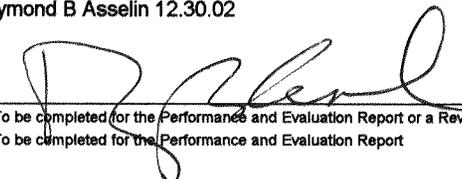
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Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No: MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-11 Marble	Building 1. Replace Federal Pacific service	1460	48 Units	\$30,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$30,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: 1 Interior renovations force account +/-or contract	1460	48 Units	\$61,430.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$61,430.00	\$0.00	\$0.00	\$0.00	
Total, Marble			Project Total:	\$91,430.00	\$0.00	\$0.00	\$0.00	
MA35-12 Kathryne Jones	Building 1. Hallway renovations	1460	16 hallways	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Building exterior 1. Replace railings	1460	1 Bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.	\$15,000.00	\$0.00	\$0.00	\$0.00	
Total, Kathryne Jones			Project Total:	\$25,000.00	\$0.00	\$0.00	\$0.00	
MA35-13 Central	Building 1. Replace deteriorated water line in building	1460	1 Bldg	\$55,000.00	\$0.00			
			Total Bldg	\$55,000.00	\$0.00	\$0.00	\$0.00	
	Total, Central			Project Total:	\$55,000.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant Nc MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-15 Morgan	Building 1. Replace Federal Pacific panels 2. Replace deteriorated water line in building'	1460	52 Units	\$25,000.00	\$0.00	\$0.00	\$0.00	
			1 Bldg	\$56,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$81,000.00	\$0.00	\$0.00	\$0.00	
	Total, Morgan	Project Total:	\$81,000.00	\$0.00	\$0.00	\$0.00		
MA35-16 Appleseed	Building 1. Replace deteriorated water line in building	1460	1 Bldg	\$94,386.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$94,386.00	\$0.00	\$0.00	\$0.00	
	Total, Appleseed	Project Total:	\$94,386.00	\$0.00	\$0.00	\$0.00		
MA35-22 Turnkey	Building 1. Replace Federal pacific panels	1460	40 Units	\$80,000.00	\$0.00	\$0.00	\$0.00	
			Total Bldg	\$80,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling units 1. Interior hallway renovations Force Account +/-or contract	1460	40 Units	\$51,200.00	\$0.00			
			Total D.U.	\$51,200.00	\$0.00	\$0.00	\$0.00	
	Total, Turnkey	Project Total:	\$131,200.00	\$0.00	\$0.00	\$0.00		

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Raymond B Asselin 12.30.02

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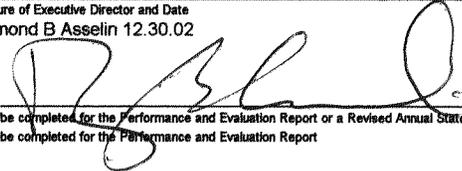
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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

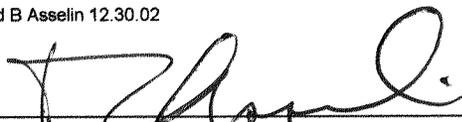
PHA Name:		Grant Type and Number			Federal FY of Grant:			
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant N MA06PO3550102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA35-24 Tri-tower	Building 1. Paint & patch balconies 2. Upgrade fire alarm	1460	88 Porches	\$50,000.00	\$0.00	\$0.00	\$0.00	
		1460	1 Bldg	\$25,000.00	\$0.00	\$0.00	\$0.00	
			Total Building	\$75,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Unit 1. Install kitchen GFI	1460	88 Units	\$25,000.00	\$0.00	\$0.00	\$0.00	
			Total D.U.	\$25,000.00	\$0.00	\$0.00	\$0.00	
Total,	Tri-tower		Project Total:	\$100,000.00	\$0.00	\$0.00	\$0.00	
Total,	MA06PO3550102		Project Total:	\$2,653,382.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:		
SPRINGFIELD HOUSING AUTHORITY		Capital Fund Program Grant No.: MA06PO3550102 Replacement Housing Factor Grant No:			2002		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) HCCC Painting	06/30/04			06/30/06			
1) Resident Service Coordinator	06/30/04			06/30/06			
2) Economic /Tenant outreach	06/30/04			06/30/06			
1)Modernization Coordinator	06/30/04			06/30/06			
2)Housing Manager	06/30/04			06/30/06			
3)Quality control /Project Director	06/30/04			06/30/06			
4)Clerical	06/30/04			06/30/06			
Stoves	06/30/04			06/30/06			
Computer equipment	06/30/04			06/30/06			
Fees & Costs	06/30/04			06/30/06			
MA35-01 Riverview	06/30/04			06/30/06			
MA35-02 Twin Towers	06/30/04			06/30/06			
MA35-03 Sullivan	06/30/04			06/30/06			
MA35-05 Harrigan	06/30/04			06/30/06			
MA35-06 Pine James	06/30/04			06/30/06			
MA35-07 Manilla	06/30/04			06/30/06			
MA35-08 Moxon	06/30/04			06/30/06			
MA35-09 Pine-Renee	06/30/04			06/30/06			
MA35-10 Pendleton	06/30/04			06/30/06			
MA35-11 Marble	06/30/04			06/30/06			
MA35-12 Kathryne Jones	06/30/04			06/30/06			
MA35-13 Central	06/30/04			06/30/06			
MA35-15 Morgan	06/30/04			06/30/06			
MA35-16 Appleseed	06/30/04			06/30/06			
MA35-22 Turnkey	06/30/04			06/30/06			
MA35-24 Tri-tower	06/30/04			06/30/06			
	06/30/04			06/30/06			

Signature of Executive Director and Date
 Raymond B Asselin 12.30.02
 X 

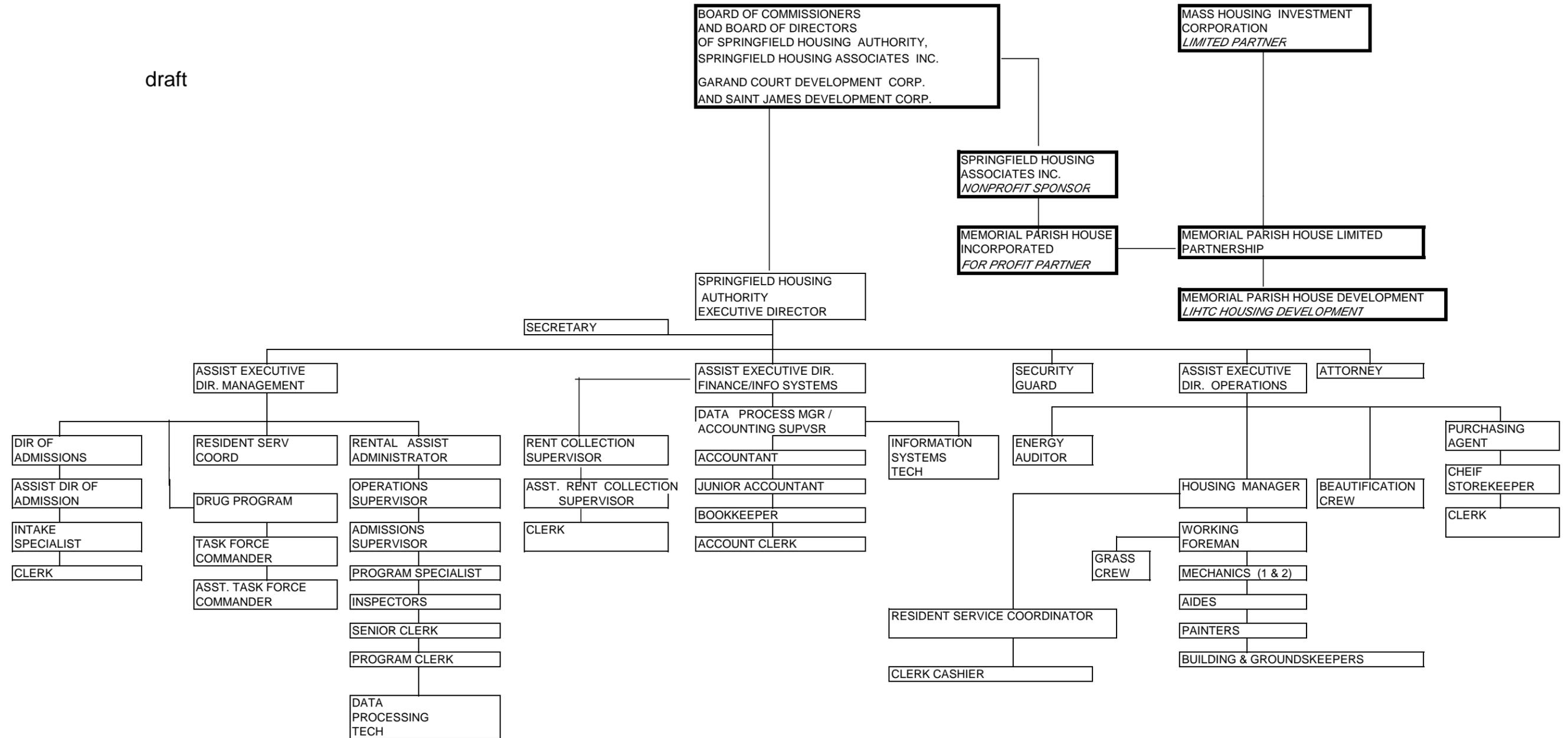
Signature of Public Housing Director or Office of Native American Programs Administrator and Date
 Donna Ayala
 X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

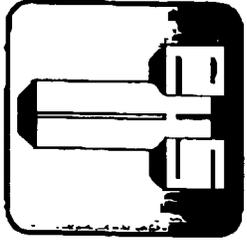
11/15/2002

PROPOSED TABLE OF ORGANIZATION OF LEGAL ENTITIES CONTROLLED BY SPRINGFIELD HOUSING

draft



AUTHORITY BOARD



SPRINGFIELD HOUSING AUTHORITY

25 SAAB COURT / P.O. BOX 1609
SPRINGFIELD, MASSACHUSETTS 01101-1609
TELEPHONE (413) 785-4500 FAX (413) 785-4516

Raymond B. Asselin
Executive Director

September 27, 2001

Ms. Donna Ayala, Director
Department of Housing & Urban Development
Office of Public Housing
Thomas P. O'Neil Federal Building
10 Causeway Street
Boston, MA 02222-1092

RE: Assessment For Voluntary Conversion of Federal Housing to Vouchers

Dear Ms. Ayala:

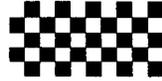
The Springfield Housing Authority has reviewed each of our eleven federal family developments as required under Section 22(b)(2) of the United States Housing Act of 1937. Conversion of our developments from public housing to tenant based assistance would be inappropriate at the present time due to the multifamily housing market in the Springfield area. Enclosed find development assessments for the eleven affected sites that will be made available to the public and placed in our Annual Plan.

If you have any questions concerning this matter please contact Arthur G. Sotirion, Assistant Executive Director of Operations at (413) 785-4531.

Sincerely,
SPRINGFIELD HOUSING AUTHORITY


Raymond B. Asselin
Executive Director

RBA/bt



**VOLUNTARY CONVERSION OF
DEVELOPMENTS/INITIAL ASSESSMENT**

RIVERVIEW APARTMENTS MA35-1

Riverview Low Rise Family contains forty units and has been occupied since April 1, 1963 with a unit cost of \$17,975.00. Occupancy rate is constant due to the state of the market for multifamily housing in the Springfield area. Vacancy rates have declined in the area despite pockets of obsolete and disproportionate housing stock due to location and condition. Currently the Authority and H.A.P. have a combined total approximately 5,500 vouchers. Due to the present low income housing market in Springfield conversion of the forty family units would adversely affect the availability of affordable housing for those who do not qualify for vouchers.

JOHN L. SULLIVAN APARTMENTS
MA 35-3

The Sullivan Apartments contain ninety-six units, located at 160-196 Nursery Street and 104-120 Stafford Street. There are six three story Dwelling Buildings and a administration building. The Development has been occupied since April 1, 1971 with a unit cost of \$24,444.00. Occupancy rate is constant due to large families seeking subsidized housing. At the present time conversion of ninety-six units of public housing to vouchers would adversely affect the availability of affordable housing for family's who might not qualify for vouchers.

PINE-JAMES APARTMENTS
MA 35-6

The Pine-James Apartments contain forty-two units, located at 21-45 Pine Street the complex consists of one three story building and administration office. Occupied since December 1, 1970 with a unit cost of \$19,866.00. Due to its proximity to schools, churches, and public transportation the vacancy rate is very low. Conversion to vouchers at the present time could adversely affect the availability of affordable public housing in this area.

MANILLA APARTMENTS
MA 35-7

The Manilla Apartments consist of seventeen duplex houses containing thirty-four units located at 13-55 Manilla Avenue and 72-78 Ralph Street. It has been occupied since December 1, 1970 with a unit cost of \$17,559.00. Due to the present demand for low income housing it would not benefit the residents of this development to convert it to vouchers.

MOXON APARTMENTS
MA 35-8

The Moxon Apartments consist of thirteen buildings, 52 units and a Community room. Located at 22-68 Healy Street, 23-77 Moxon Street and 20 LaFrance Street. It has been occupied since June 1, 1972 with a unit cost of \$23,474.00. Current market conditions for multi-family apartments shows vacancy rates have declined throughout Springfield area for low income housing. It may adversely affect the availability of larger families to obtain housing units if this complex were to be convert to vouchers.

PINE-RENEE APARTMENTS

MA 35-9

The Pine-Renee Apartments consist of fifteen duplex houses containing thirty units and one three story building containing eighteen units. The development is located at 43-121 Renee Circle and 231-239 Pine Street. It has been occupied since January 1, 1972 with a unit cost of \$21,139.00. Due to the present low income housing market in the Springfield metropolitan area conversion of these units may adversely affect the ability of low income clients to obtain housing should they not qualify for vouchers.

PENDLETON APARTMENTS

MA 35-10

The Pendleton Apartments consist of three buildings three stories high with nineteen units. It has been occupied since March 16, 1975 with a unit cost of \$32,318.00. Conversion of these units to vouchers do to the present low income housing market in the Springfield area could result in a segment of the population moving out of the area.

MARBLE APARTMENTS

MA 35-11

The Marble Apartments consist of two three story buildings with a total of forty-eight units. Located in the south end of the City of Springfield at 111-118 Marble Street. Occupied since July 15, 1971 with a unit cost of \$22,181.00. Vacancy rates have declined in the Springfield area for multi-family housing, conversion of the forty-eight housing units at the present time could have an effect on low income people who could or would not qualify for vouchers.

CLARENDON, ASHLEY, 425 CENTRAL STREET APARTMENTS

MA 35-22

These apartments consist of three buildings and locations with a total of forty units. Located at 100 Ashley Street; 425 Central Street; 235-237 Bay Street and 151-155 Sherman Street. Occupied since May 1, 1983 with a unit cost of \$62,491.00. Vacancy rates for these apartments are low and provide housing for low income families in a tight housing market. With the disproportionate housing stock in the Springfield area at the present time these properties, if switched to vouchers could prove to be burdensome to low income families.

MINUTES OF A REGULAR MEETING
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON MONDAY SEPTEMBER 10, 2001

The members of the Springfield Housing Authority met in regular session at the Administration Office of the Authority, 25 Saab Court, Springfield, Massachusetts at 4:30 p.m. on Monday, September 10, 2001.

The meeting was called to order by Chairman Fiorentino, and those present were as follows upon roll call:

PRESENT

Athan Catjakis
Nicholas F. Fiorentino
Daniel T. Malone
Marshall T. Moriarty

Also present:

Raymond B. Asselin, Executive Director
Raymond L. Berry, Assistant Executive Director, Management
Robert P. Knihnicki, Assistant Executive Director, Finance
Arthur G. Sotirion, Assistant Executive Director, Operations
Petra I. Cervoni, Esq.
Ann G. Hughes, Secretary
Stephen Gardiner, CenterPoint Foundation
Timothy O'Brien, ATC Associates, Inc.

ABSENT

Sadie B. Johnson

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, were read and ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

A notice of meeting is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, that a regular meeting of the Springfield Housing Authority will be held on Monday September 10, 2001.

SPRINGFIELD HOUSING AUTHORITY
/s/Raymond B. Asselin, Secretary

September 4, 2001

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Raymond B. Asselin, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on September 4, 2001, I filed in the manner provided by Section 23B Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest


Raymond B. Asselin, Secretary

The Board reviewed a memorandum from Arthur G. Sotirion, Assistant Executive Director, Operations, with reference to the Assessment for Voluntary Conversion of Federal Housing to Vouchers.

HUD requires the Authority to submit an initial non-binding assessment of the Voluntary Conversion of developments from Public Housing stock to Vouchers by October 1, 2001. All public housing must be assessed unless they are: (1) subject to required conversion, (2) subject to demolition or disposition, (3) subject to a Hope VI Grant, or (4) an elderly site. Developments proposed for voluntary conversion must pass a three (3) part test as follows:

1. Conversion would not be more expensive than continuing to operate the development (or part of it) as public Housing.
2. Conversion would principally benefit residents of the public housing development to be converted and the community; and
3. Conversion would not adversely affect the availability of affordable housing in the community.

The Final Rule covers only the required initial assessments and does not include the process of undertaking voluntary conversion of a public housing development to vouchers, which will be included in a separate final rule to be published later.

At the present time the eleven (11) Federal Family Developments, if converted to vouchers, would adversely affect the availability of affordable low income housing due to the shortage of multi-family housing in the Springfield Area.

Upon a motion made by Mr. Catjakis, seconded by Mr. Moriarty, it was unanimously

VOTED: To submit to HUD the initial assessment of federal family developments for voluntary conversion of developments from public housing stock.

Statement of Progress, Five-Year Plan

- 1. Apply for additional rental vouchers:** SHA has received awards for the Mainstream Program (208 vouchers Sept. 1, 2000), Family Unification Program (100 vouchers March 1, 2001) and Fair Share Incremental Vouchers (100 vouchers Sept. 1, 2002).
- 2. Improve public housing management: (PHAS score):** SHA obtained a high performer status in 2001 and hopes to retain high performer status.
- 3. Improve Voucher Management:** The Authority has completed a comprehensive review of the office production, efficiency and management structure. SHA implemented many recommendations submitted by Quadel Consulting, a firm specializing in Section 8 Management. The Authority maintains a 100% utilization rate.
- 4. Increase Customer Satisfaction:** The SHA has accomplished the following:
 - ◆ Redesigned and improved initial application forms and to simplify the application process.
 - ◆ Redesigned and improved the inquiry process relative to wait-list position and estimated time-to-house.
 - ◆ Increased marketing to potential senior applicants.
- 5. Improve Voucher Management:** The SHA received a SEMAP score of 96% for the 3/31/01 Fiscal year.
- 6. Improve Management functions:**

The following measures are being accomplished

- ◆ Expansion of cost saving electronic data interchange to eliminate redundant clerical work.
- ◆ Use of automated office (use of email, networking) to reduce office supply consumption.
- ◆ Expansion of use of Internet in order to reduce expense of delivery of reports.
- ◆ Utilization of scanning equipment for reduction of document storage costs, to improve longevity of storage and facilitate document retrieval.

7. Renovation and Modernization of Units Completed.

Plumbing and Kitchen Renovations at Sullivan Apartments, MA 35-3, Pine-James Apartments, MA 35-6, Moxon Apartments MA 35-9

Rear Porch Deck Replacement at Ashley, Bay/Sherman & Central Apartments MA 35-22

Apartment doors, hallway floors and hallway door replacement at Sullivan Apartments MA 35-3, Morgan Apartments MA 35-15 and Bay/Sherman Apartments MA 35-22

Addition of a parking lot at Central Apartments

RESIDENT ADVISORY BOARD DIRECTORY

Terms expire August 1, 2003

FEDERAL UNIT BOARD MEMBERS

Ms. Joan Ashline
425 Central Street #302
Springfield, MA 01105

Mr. Jack Balderston
25 Saab Court #1001
Springfield, MA 01104

Ms. Helen Belton
Christopher Court Apts.
1118 St. James Avenue K-40
Springfield, MA 01104

Ms. Martha Edwards
Manilla Avenue Duplexes
25 Manilla Avenue
Springfield, MA 01109

Ms. Marilyn McDougall
Tri Towers Apts
25 Saab Court #203
Springfield, MA 01104

Ms. Sarah Orr
Manilla Avenue Duplexes
43 Manilla Avenue
Springfield, MA 01109

Ms. Yolanda Torres
Pendleton III
186 Pendleton Avenue # D
Springfield, MA 01109

Ms. Maureen Woods
Riverview Apartments
44 Sanderson Street
Springfield, MA 01107

Vacancy

SECTION 8

Ms. Robin Bryant
467A Hancock Street
Springfield, MA 01105

SHA STAFF PARTICIPANTS

Raymond L. Berry
Arthur G. Sotirion
Robert P. Knihnicki
Terrence Hogan
Richard J. Greenwood
James T. Rosemond

PAST MEMBERS

Ms. Sylvia Brittain
Kathryne Jones Apts.

Ms. Elizabeth Watkins
Sullivan Apts.

Ms. Jan Borges
Section 8

Ms. Aretha L. Matthews (deceased)
Riverview Apts.

LaRosa Vaughn
Riverview Apts.

RESIDENT ADVISORY BOARD MINUTES
OCTOBER 8, 2002
RIVERVIEW APARTMENTS

Attendance: Marilyn McDougal, Jack Balderston, Raymond Berry, Terry Hogan and Richard Greenwood.

- Agenda items were covered.
- Resident McDougal inquired about the parking issue at the Towers and resident Balderston stated he waited several years on the waitlist.
- Staff member Berry noted that parking has not been a recent problem at the Towers. Complaints have subsided. He noted the Assisted Living project is a realistic project. And with conversion there are pending options to address the parking at the Towers.
- Resident McDougal questioned the REAC resident survey and noted she received more than one survey. Resident Balderston stated he too received several surveys.
- Staff member Berry noted he was informed by a Resident Commissioner in Holyoke that they too received more than one survey but did not know what H.U.D.'s issue was on it.
- Resident McDougal inquired about stipends for the R.A.B.
- Resident McDougal wanted to know why there was such low attendance for this meeting.
- Staff members Berry and Greenwood noted all members were notified. Berry stated several members called and stated they would not make it for the meeting.
- Staff members Hogan and Greenwood said they would hand deliver all materials distributed, to those not in attendances.

Next Meeting Scheduled for October 22, 2002.

**RESIDENT ADVISORY BOARD MINUTES
OCTOBER 22, 2002
RIVERVIEW APARTMENTS**

ATTENDANCE: Jack Balderston Joan Ashline
 Robin Bryant Arthur G. Sotirion
 Raymond Berry Richard Greenwood
 James Rosemond Robert Knihnicki
 Terrence Hogan

- Minutes of the October 8, 2002 were reviewed and approved.
- Resident Bryant inquired about having the meeting at an earlier time of day. Staff to look into the feasibility of a time change.
- Noted, Larosa Vaughan has moved and is no longer a resident.
- Resident Ashline reported a water puddling problem on the rear porches at 425 Central Street. Bird droppings are also a problem. Staff to seek a solution and report back to board.
- Statements of Progress Reports (see attachments).
Mr. Berry, PHDEP Annual Plan outline and Five Year Plan
- Mr. Sotirion, FY-2003 and Five Year Plan of completed and planned renovations and modernization of Units.
- Mr. Knihnicki, Financial Status Update.
He also said Asset Management may have to be included in our Annual and Five Year Plan along with a budget due to the auditors not being able to complete their work by December 31, 2003. He will also print out a MASS check list for the next committee meeting.
- Each department will insure their policies are in the computer system before November 1, 2002.
 - Mr. Sotirion reported that the 2002 Capital Fund Program Grant amount is \$2,653,382 which is about 6% less than year allocation.
- Discussion on the requirement that SHA define the terms “Substantial Deviation” and “Significant Amendment or Modification. Staff to contact HUD and NAHRO Network for clarification and report at the and report at the next board meeting.

**RESIDENT ADVISORY BOARD MEETING
WEDNESDAY, DECEMBER 18, 2002
4:00 P.M.**

MINUTES

Attendance:

- | | |
|-------------------------------|---------------------------|
| • Sarah Orr, Resident | Jack Balderston, Resident |
| • Joan Ashline, Resident | Maureen Woods, Resident |
| • Raymond Berry, SHA | Arthur Sotirion, SHA |
| • Richard Greenwood, SHA | Robin Bryant, Resident |
| • Marilyn McDougall, Resident | Terrance Hogan, SHA |

Meeting started at 4:10 p.m.

- A briefing was provided by SHA staff (Mr. Sotirion) on the Public Hearing that took place Monday, December 16, 2002. Mr. Sotirion explained the purpose of the Public comment period and Public Hearing process.
- After reviewing the attendance log SHA staff (Mr. Berry) noted to the membership that member, LaRosa Vaughn moved out of Public Housing. Mr. Berry requested recommendations from the RAB on how to fill the vacant position. The Board recommended that SHA highlight the RAB in the next quarterly newsletter and ask that interested residents contact their respective Housing Manager, and for the Housing Managers to make a recommendation to the Board.
- Mr. Sotirion explained all the changes to the plan that took place after November 1, 2002:
 1. Page 30 of the annual plan was revised.
 2. Dumpster and Trash policy updated
 3. Emergency Answering policy updated
 4. Maintenance Computer manual updated
 5. Purchasing Policy updated
 6. Snow Removal Plan updated
- Mr. Sotirion and Mr. Berry reviewed the waiting list statistics page (page 8 & 9). RAB members questioned the changes in the waitlist. It was explained that the Section 8 waitlist recently opened and over 1000 applicants were processed.

- Mr. Berry briefed the RAB on PHA's and SHA's high performer status. Board Member noted the statement of progress showed SHA's 2000 score and noted it should reflect the new score of 95% for 2002.
- Mr. Berry distributed the Housing Manager recommendations to improve the safety and neighborhood appearance components of the RASS. The RAB agreed to the recommendations.
- Mr. Berry reviewed the PHDEP plan and outlined programs that will be recommended for 2003. Board Members questioned the cuts; and Mr. Berry noted HUD no longer funds PHDEP. Board members questioned resident organizing and whether it would continue. Mr. Berry stated it was part of the previous years programs but his side of the budget will not include the initiative due to funding. The only alternative is the Capital Fund Program. RAB member agreed on the need to conduct outreach and asked Mr. Sotirion to allocate no more than \$25,000 for Resident Outreach and Organizing. Mr. Sotirion reviewed the budgets and stated that funding could come from the C.F.P contingency line item, which was agreed upon by the RAB.
- Mr. Sotirion noted that the Training component under the C.F.P. changed account numbers from 1408 to 1410 per HUD's advice.
- There was a discussion by Board members on exterminations, and gutters. RAB wanted the Authority to look at the gutter situation at Manilla and to investigate a possible virus infecting the Maple Trees at Manilla.

Meeting adjourned at 5:05 p.m.

Resident Member of Springfield Housing Authority Governing Board

Sadie M. Johnson,
615-B Bay Street
Springfield, MA 01109

Term 3/25/05