

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: WeymouthHousingAuthority

PHANumber: MA045

PHAFiscalYearBeginning:(mm/yyyy) 01/01/2003

PHA Plan Contact Information:

Name: Roland C. Moussally

Phone: 781 -331-2323

TDD: 781 -337-5703

Email(if available): rmwha@aol.com

Public Access to Information

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

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2002
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Weymouth Housing Authority has prepared this update of its Agency plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and its Agency Plans submitted and approved in FY2000. The Weymouth Housing Authority has implemented all of its programs discussed in the prior year's Agency plan and is continuing to meet its goals and objectives.

The Weymouth Housing Authority has discussed with the Resident Advisory Board and at several tenant and public meetings it expressed interest in developing replacement housing for the forty-one units lost due to the selective demolition of its Cadman Towers Elderly Development, now renamed Cadman Place. The Authority also discussed the possibility of developing mixed income projects through partnerships with developers and non-profits.

The Authority has also explained to all parties involved that the Replacement funds awarded to the Authority can be used for leveraging funds to develop replacement units that were lost through demolition.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working toward the achievement of our mission which is: to provide affordable, decent, safe and sanitary housing through the maintenance of four existing housing units and the development of new housing units; to adopt appropriate management policies and procedures to insure efficient and responsive operations; to support residents in their effort to achieve self-sufficiency; to promote resident participation and active involvement of the residents in their community and to honor public commitments in a fiscally and ethically responsible manner.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Weymouth Housing Authority has not made any substantial changes to last year's agency plan.

2. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

The Weymouth Housing Authority Capital Improvement needs for the next year include site improvements, improvements to its administration office, and the continued petition to the Massachusetts Department of Housing and Community Development for funding for roof replacement and sidewalk and curb replacement at the Joseph Crehan Elderly Development.

A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$109,544.00

C. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|---|----------|
| 1a. Development name | |
| 2. Activity type: Demolition Disposition <input type="checkbox"/> | |
| 3. Application status (select one) Approved Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: | <u>Q</u> |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) Part of the development <input type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below) | |
| 8. Timeline for activity: a. Actual or projected start date of activity: 02/26/2001 b. Actual or projected start date of relocation activities: c. Projected end date of activity: 02/01/2002 | |

4. Your Homeownership Program

[24CFR Part 903.79(k)]

A. 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 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum home ownership down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

The PHA is partnering with Neighborhood Housing Services, a non-profit housing agency, to pursue the homeownership program.

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year?

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No : The PHDEP Plan is part of this document.

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment C

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

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
 - Yes No: below
 - Yes No: at the end of the RAB Comments in Attachment ____.
- X Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment C
- Other: (list below)

B. 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: (Norfolk)

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

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

3. PHA Requests for support from the Consolidated Plan Agency

X Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

1. Partial funding for its Resident Service Coordinator
2. Funding for improvements to roads and sidewalks.
3. Funding for Exterior Panel Replacement for its Pope Towers Elderly Development.
4. Funding for roof repairs at its developments.
5. Funding for security systems .

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

1. Has partially funded the position of Resident Service Coordinator.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: The Weymouth Housing Authority has not deviated substantially from its 5 Year Plan. The Authority did move forward some of the modernization work for Pleasantville (45 -2) to 2002 due to the substantial savings and the influx of non-federal funds in the cost of rehabbing two additional units at Cadman Place.

Substantial deviation is defined as any change or modification that alters the intent of the plan and substantially changes the line item numbers by 50%.

B. Significant Amendment or Modification to the Annual Plan:

- The Authority has had no significant amendment or modification to its plan. The WHA considers the following to be significant amendments or modifications to its Annual Plan;
- Changes to rent or admissions policies or organizations of the waiting list;
- Addition of non-emergency work items or changes in the use of replacement reserves under the Capital Fund Program;
- Changes with regard to demolition, disposition, designation, homeownership programs or conversion activities.

Attachment A

Supporting Documents Available for Review

PHAs are to 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 | Related Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| | | |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: 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 | 5 Year and Annual Plans |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Related Plan Component |
|------------------------------------|--|--|
| | those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement many of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers in Public Housing X check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development X check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction | Annual Plan: |

| List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | Survey (if necessary) | Operations and Maintenance and Community Service & Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any required policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures X check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| X | Approved HOPEVI application or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA). | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing homeownership | Annual Plan: |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | programs/plans | Homeownership |
| X | Policies governing any Section 8 Homeownership program (Section 21 of the Section 8 Administrative Plan) | Annual Plan: Homeownership Section 8 Admin Plan |
| X | Cooperation agreement between the PHA and the TANF Agency and between the PHA and local employment and training service agencies | Annual Plan: Community Service & Self -Sufficiency |
| X | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self -Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self -Sufficiency |
| N/A | Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self -Sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report | Annual Plan: Safety and Crime Prevention |
| N/A | PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in -kind resources for PHDEP -funded activities; · Coordination with both law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) | Annual Plan: Safety and Crime Prevention |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Related Plan Component |
|------------------------------------|--|-------------------------------|
| | that establish need for the public housing sites assisted under the PHDEP Plan. | |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy | Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |

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

| | | |
|---|--|----------------|
| PHAName: Weymouth Housing Authority (MA045) | Grant Type and Number Capital Fund Program: MA06PO4550103 Capital Fund Program Replacement Housing Factor Grant No: | Federal FY2003 |
|---|--|----------------|

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement
Performance and Evaluation Report for Period Ending Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non -CFP Funds | | | | |
| 2 | 1406 Operations | \$10,000.00 | | | |
| 3 | 1408 Management Improvements | \$16,544.00 | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$18,500.00 | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non Dwelling Structures | \$35,000.00 | | | |
| 13 | 1475 Non Dwelling Equipment | \$5,004.00 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |

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

| | | |
|---|--|----------------|
| PHAName: Weymouth Housing Authority (MA045) | Grant Type and Number Capital Fund Program: MA06PO4550103 Capital Fund Program Replacement Housing Factor Grant No: | Federal FY2003 |
|---|--|----------------|

Original Annual Statement Performance and Evaluation Report for Period Ending Reserve for Disasters/Emergencies Revised Annual Statement Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--|-------------------|--|
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | \$85,048.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 23 | Amount of line 20 Related to Security | | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | | |

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

| PHAName: Weymouth Housing Authority | | Grant Type and Number Capital Fund Program#: MA06PO4550103 Capital Fund Program Replacement Housing Factor#: | | | Federal FY of Grant: 2003 | | | |
|--|---|---|----------|----------------------|---------------------------|--------------------|-------------------|-------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| MA045-wide | OPERATIONS | 1406 | | \$10,000.00 | | | | |
| MA045-wide | Management Improvements (Main. Supervisor.) | 1408 | | \$16,544.00 | | | | |
| MA045-wide | Computer upgrade | 1475 | | \$5,004.00 | | | | |
| MA045-wide | Admin office | 1470 | | \$25,000.00 | | | | |
| | | | | | | | | |
| MA045-1 | Carpeting | 1460 | 15 | \$18,500.00 | | | | |
| MA045-1 | Community Room | 1470 | | \$10,000.00 | | | | |
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Capital Fund Program 5 - Year Action Plan

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

| CFP5 - Year Action Plan | | |
|--|---|-------------------------------------|
| X Original statement | Revised statement | |
| Development Number | Development Name (or indicate PHA wide) | |
| MA045 | WHA WIDE | |
| Description of Needed Physical Improvements or Management Improvements | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| YEAR 1 SEE ANNUAL PLAN | \$85,048.00 | FY2003 |
| YEAR 2 MGT. IMPROVEMENT (Main Sup.) | \$16,544.00 | FY2004 |
| Non - Dwelling Equipment (Main Vehicle) | \$20,000.00 | |
| Operations | \$10,000.00 | |
| Exterior painting (Pleasantville 45 -2) | \$20,000.00 | |
| Site - Fencing (Pleasantville 45 -2) | \$14,504.00 | |
| Non - Dwelling Equipment (Playground -45 -2) | \$4,000.00 | |
| YEAR 3 MGT. IMPROVEMENT (Main Sup.) | \$16,544.00 | FY2005 |
| OPERATIONS | \$10,000.00 | |
| Sitework - WHA wide | \$15,000.00 | |
| Storm/Screendoors (45 -2) | \$18,000.00 | |
| Bathroom (sinks and faucets 45 -1) | \$25,504.00 | |
| YEAR 4 OPERATIONS | \$10,000.00 | |
| MANAGEMENT IMPROVEMENT (Main Sup.) | \$16,544.00 | |
| Interior Lighting (45 -1) | \$5,000.00 | |
| Painting | \$10,000.00 | |

| | | |
|---|---------------------|---------------|
| Non - Dwelling Equipment -(Playground 45 -2) | \$23,504.00 | FY2006 |
| Windows(45 -2) | \$20,000.00 | |
| YEAR 5 OPERATIONS | \$10,000.00 | FY2007 |
| MANAGEMENT IMPROVEMENTS(Main Sup) | \$16,544.00 | |
| Painting | \$10,000.00 | |
| Windows(45 -2) | \$20,000.00 | |
| Computer Upgrade | \$28,504.00 | |
| Total estimated cost over next 5 years | \$425,240.00 | |

Required Attachment B: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: JOYCE JUNG

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 05/30/2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of governing board member: 05/30/2006

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

DAVID MADDEN MAYOR TOWN OF WEYMOUTH

Required Attachment ___c___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations and descriptions sufficient to identify how members are chosen.

represented or otherwise provide

1. EUGENE COUSINO
2. JOYCE JUNG
3. BARBARA BAXLEY
4. MICHELE BARLETT
5. ANN BOROS
6. RITA DALY
7. BETTY NEWELL
8. EDITH PIOTROWSKI
9. HAROLD CARLSON
10. CHRISTOPHER DINDY
11. CAROL KING
12. SHEILA ZELBOW

RAB and resident comments concerning the Agency Plan:

The Capital Fund Program doesn't have any money allocated to the State aided properties. Capital Fund dollars can only be spent on Federal properties. Monies for modernization of agency not the Capital Fund Program.

-why is that?

State aided properties come from the State's Housing

Joyce Jung asked if the cleaning of the vents would be considered in the Capital Fund Program.

The Director stated that he would investigate if that is linked to the heating and hot water upgrading that would be considered.

Mrs. Jung also asked if the damaged alarm system at the Pleasantville development would come under the Capital Improvement Program. The Director stated that it would.

ATTACHMENT D

VOLUNTARY CONVERSION OF DEVELOPMENTS from Public Housing Stock

The Weymouth Housing Authority has reviewed its public housing developments and has considered the implications of converting the public housing to tenant based assistance and concluded that the conversion of the developments is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

The Weymouth Housing Authority's two developments Cadman Place (MA045 -1) and Pleasantville (MA045 -2) are recently renovated and in excellent condition. Cadman Place was completely renovated in 2001 and Pleasantville was modernized in 1995.

The developments are in good condition and the WHA has determined that it is cost effective to maintain the development and therefore need not be converted to Section 8 tenant based assistance.

Cadman Place MA045 -1
575 Bridge Street
Weymouth, MA 02191

Pleasantville MA045 -2
990 Pleasant Street
Weymouth, MA 02189

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

| | | |
|---|---|---------------|
| PHAName:WeymouthHousingAuthority(MA045) | GrantTypeandNumber CapitalFundProgram: MA06PO4550102 CapitalFundProgram ReplacementHousingFactorGrantNo: | FederalFY2002 |
|---|---|---------------|

OriginalAnnualStatement ReserveforDisasters/EmergenciesRevisedAnnualStatement
 XPerformanceandEvaluationReportforPeriodEnding12/31/2002 FinalPerformanceandEvaluationReport

| Line No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
|----------|--|--------------------|---------|-----------------|------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Totalnon -CFPFunds | | | | |
| 2 | 1406Operations | \$10,000.00 | | \$10,000.00 | \$3,000.00 |
| 3 | 1408ManagementImprovements | \$16,544.00 | | \$16,544.00 | |
| 4 | 1410Administration | | | | |
| 5 | 1411Audit | | | | |
| 6 | 1415liquidatedDamages | | | | |
| 7 | 1430FeesandCosts | | | | |
| 8 | 1440SiteAcquisition | | | | |
| 9 | 1450SiteImprovement | \$25,000.00 | | | |
| 10 | 1460DwellingStructures | \$58,000.00 | | \$6,450.00 | \$6,450.00 |
| 11 | 1465.1DwellingEquipment — Nonexpendable | | | | |
| 12 | 1470NondwellingStructures | | | | |
| 13 | 1475NondwellingEquipment | | | | |
| 14 | 1485Demolition | | | | |
| 15 | 1490ReplacementReserve | | | | |

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

| | | |
|--|--|----------------|
| PHA Name: Weymouth Housing Authority (MA045) | Grant Type and Number Capital Fund Program: MA06PO4550102 Capital Fund Program Replacement Housing Factor Grant No: | Federal FY2002 |
|--|--|----------------|

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement
 X Performance and Evaluation Report for Period Ending 12/31/2002 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--|-------------------|--|
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | \$109,544.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 23 | Amount of line 20 Related to Security | | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Weymouth Housing Authority | | Grant Type and Number Capital Fund Program#: MA06PO4550102 Capital Fund Program Replacement Housing Factor#: | | | Federal FY of Grant: 2002 | | | |
|--|---|---|----------|----------------------|---------------------------|--------------------|-------------------|-------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| MA045-wide | OPERATIONS | 1406 | | \$10,000.00 | | \$10,000.00 | \$3,000.00 | Inprogress |
| MA045-wide | Management Improvements (Main. Supervisor.) | 1408 | | \$16,544.00 | | \$16,544.00 | \$16,544.00 | Inprogress |
| | | | | | | | | |
| MA045(1&2) | Site Work | 1450 | | \$25,000.00 | | | | |
| MA045-2 | Bathroom venting | 1460 | 40 | \$20,000.00 | | | | |
| MA045-2 | Heating system repair | 1460 | 40 | \$26,000.00 | | | | |
| | | | | | | | | |
| MA045-1 | Additional apartment work | 1460 | 2 | \$12,000.00 | | \$6,450.00 | \$6,450.00 | Inprogress |
| | | | | | | | | |
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

| | | |
|---|--|-----------------|
| PHAName: Weymouth Housing Authority (MA045) | Grant Type and Number Capital Fund Program: MA06PO4550103 Capital Fund Program Replacement Housing Factor Grant No: | Federal FY 2003 |
|---|--|-----------------|

X Original Annual Statement Performance and Evaluation Report for Period Ending Reserve for Disasters/Emergencies Revised Annual Statement 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 | \$10,000.00 | | | |
| 3 | 1408 Management Improvements | \$16,544.00 | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$18,500.00 | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non dwelling Structures | \$35,000.00 | | | |
| 13 | 1475 Non dwelling Equipment | \$5,004.00 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |

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

| | | |
|---|--|----------------|
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|---|--|----------------|

Original Annual Statement Performance and Evaluation Report for Period Ending Reserve for Disasters/Emergencies Revised Annual Statement Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--|-------------------|--|
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | \$85,048.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 23 | Amount of line 20 Related to Security | | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | | |

Capital Fund Program 5 - Year Action Plan

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

| CFP5 -Year Action Plan | | |
|---|---|-------------------------------------|
| X Original statement | | Revised statement |
| Development Number | Development Name (or indicate PHA wide) | |
| MA045 | WHA WIDE | |
| Description of Needed Physical Improvements | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| YEAR 1 SEE ANNUAL PLAN | \$85,048.00 | FY2003 |
| YEAR 2 MGT. IMPROVEMENT (Main Sup.) | \$16,544.00 | FY2004 |
| Non - Dwelling Equipment (Main Vehicle) | \$20,000.00 | |
| Operations | \$10,000.00 | |
| Exterior painting (Pleasantville 45 -2) | \$20,000.00 | |
| Site - Fencing (Pleasantville 45 -2) | \$14,504.00 | |
| Non - Dwelling Equipment (Playground -45 -2) | \$4,000.00 | |
| YEAR 3 MGT. IMPROVEMENT (Main Sup.) | \$16,544.00 | FY2005 |
| OPERATIONS | \$10,000.00 | |
| Sitework - WHA wide | \$15,000.00 | |
| Storm/Screen doors (45 -2) | \$18,000.00 | |
| Bathroom (sinks and faucets 45 -1) | \$25,504.00 | |
| YEAR 4 OPERATIONS | \$10,000.00 | |
| MANAGEMENT IMPROVEMENT (Main Sup.) | \$16,544.00 | |
| Exterior Lighting (45 -1) | \$5,000.00 | |
| Painting | \$10,000.00 | |
| Non - Dwelling Equipment - (Playground 45 -2) | \$23,504.00 | |
| Windows (45 -2) | \$20,000.00 | FY2006 |
| YEAR 5 OPERATIONS | \$10,000.00 | |
| MANAGEMENT IMPROVEMENTS (Main Sup) | \$16,544.00 | |
| Painting | \$10,000.00 | |
| Windows (45 -2) | \$20,000.00 | |
| Computer Upgrade | \$28,504.00 | FY2007 |
| Totalestimatedcostovernext5years | \$425,240.00 | |

Required Attachment_B___:Resident Member on the PHA Governing Board

1. X Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: JOYCE JUNG

B. How was the resident board member selected: (select one)?

- X Elected
- Appointed

C. The term of appointment is (include the date term expires): 05/30/2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain) :

B. Date of next term expiration of a governing board member: 05/30/2006

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

DAVID MADDEN MAYOR TOWN OF WEYMOUTH

Required Attachment ___c___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. DIANNE COUSINO
2. JOYCE JUNG
3. BARBARA BAXLEY
4. MICHELE BARLETT
5. ANN BOROS
6. RITA DALY
7. BETTY NEWELL
8. EDITH PIOTROWSKI
9. HAROLD CARLSON
10. CHRISTOPHER DINDY
11. CAROL KING
12. SHEILA ZELBOW

RAB and resident comments concerning the Agency Plan:

The Capital Fund Program doesn't have any money allocated to the State-aided properties – why is that?

Capital Fund dollars can only be spent on Federal properties. Money for modernization of State-aided properties comes from the State's Housing Agency, not the Capital Fund Program.

Joyce Jung asked if the cleaning of the vents would be considered in the Capital Fund Program.

The Director stated that he would investigate if that is linked to the heating and hot water upgrading that would be considered.

Mrs. Jung also asked if the damaged alarm system at the Pleasantville development would come under the Capital Improvement Program. The Director stated that it would.

ATTACHMENT D

VOLUNTARY CONVERSION OF DEVELOPMENTS from Public Housing Stock

The Weymouth Housing Authority has reviewed its public housing developments and has considered the implications of converting the public housing to tenant based assistance and concluded that the conversion of the developments is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

The Weymouth Housing Authority's two developments Cadman Place (MA045 -1) and Pleasantville (MA045 -2) are recently renovated and in excellent condition. Cadman Place was completely renovated in 2001 and Pleasantville was modernized in 1995.

The developments are in good condition and the WHA has determined that it is cost effective to maintain the development and therefore need not be converted to Section 8 tenant based assistance.

Cadman Place MA045 -1
575 Bridge Street
Weymouth, MA 02191

Pleasantville MA045 -2
990 Pleasant Street
Weymouth, MA 02189

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| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$25,000.00 | | | |
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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

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