

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

Year 4 HUD Agency Plan

PLYMOUTH HOUSING AUTHORITY

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

PHA Plan Agency Identification

PHA Name: PLYMOUTH HOUSING AUTHORITY

PHA Number: MA-059

PHA Fiscal Year Beginning: 1/2003

Public Access to Information:

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

**Plymouth Housing Authority
Main Administrative Offices
69 Allerton Street
Plymouth, MA 02360**

Assistance for the hearing impaired is available by Bell Atlantic Relay Service:

**Voice 1-800-439-0183
TTY 1-800-439-2370**

Display Locations for PHA Plans and Supporting Documents:

The PHA Plans (including attachments) are available for public inspection at:

**Plymouth Housing Authority
Main Administrative Offices
69 Allerton Street
Plymouth, Mass. 02360
(508) 746-2105**

**Plymouth Public Library
132 South Street
Plymouth, Ma 02360**

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

A. Mission

The Plymouth Housing Authority's mission is to operate, maintain, promote and provide quality, affordable and safe housing to eligible persons in the community with a demonstrated need; and to foster and encourage opportunities for independence and self-sufficiency for all of its clients with integrity and respect for the diversity of our community

B. Goals

B.1 The Authority has identified that housing for elders and housing for individuals with a disability remains a specific issue for the Town of Plymouth. The Authority intends to better meet the housing needs of elders and individuals with disabilities through several strategies. These may include:

- *changes to how we market our conventional housing programs,*
- *pursuit of Section 8 resources that will facilitate elders and individuals with a disability being able to remain in their dwelling unit or neighborhoods, or*
- *development of Section 202/811 housing or*
- *acquisition or new construction using project-based Section 8 rental subsidies(per 24 CFR 983) or similar programs.*

The Authority will also review its existing programs, their amenities and place in the local housing market to determine if designation of units for elders or for individuals with disabilities is appropriate.

B.2 The Authority will continue to seek innovative ways to assist its clients in being self-sufficient. This would include promoting living situations that help frail individuals remain in place as long as possible and assisting families access job-training, education and employment opportunities that promote the transition from welfare to work or from marginal employment to a true career path.

B.3 The Authority will continue to take a leading role in the promotion of fair housing goals and objectives. This will include education and

outreach programs for program eligible households and landlords in the Section 8 Program, development of strategies to work with developers of multifamily housing developments to increase the number of affordable accessible units, and coordination with the Town on identifying impediments to fair housing in the community.

Specific and Measurable Goals are as follows:

1. Apply for additional rental vouchers:

The Plymouth Housing Authority will apply for additional rental vouchers under the Section 8 Program, as funds become available through HUD and consistent with program utilization needs.

2. Continue to strive to meet housing needs, through community partnerships:

It is the goal of the Plymouth Housing Authority to continue to evaluate the housing needs of its community on an annual basis through its continued involvement with community leaders and planners. The anticipated growth of industry and population within Plymouth is estimated to be at a high level. The Plymouth Housing Authority will seek funding available either through State or Federal programs, which would provide affordable housing assistance or homeownership. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities as are presented, to determine if they are appropriate and consistent with the Town of Plymouth's and PHA objectives and goals.

3. Public Housing and Assisted Housing Administrative Plans

In the year 2002, the Plymouth Housing Authority will continue to refine and update its Administrative Plan with the intent of adjusting its policies and procedures as the impact of Quality Housing & Work Reform Act (QHWRA) becomes evident on the Authority's programs. The Authority intends to have a specific focus on policies that promote broad range of income,

support the transition from welfare to work and that promote homeownership.

4. Increase voucher payment standards

In 2001, the PHA increased its voucher payment standard to 110% in order to provide a wider housing choice for participants.

The Authority will also be researching its options to obtain permission to enter into HAP agreements at 120% of the payment standard in one or more of the nine census tracts in the community.

5. Expand voucher homeownership program:

The PHA anticipates that several additional households will join the two households already participating in its Section 8 Voucher Home-ownership Program.

6. Application for Designated Housing:

In accordance with the Consolidated Plan for the Town of Plymouth and the latest housing need statistics for our community, the Plymouth Housing Authority is planning to analyze the feasibility of the submittal of a Allocation Plan for Designated Housing application to HUD for the following sites:

<i>Northfield Congregate 84 Nick's Rock Road</i>	<i>30 units</i>
<i>High Cliff Apartments 23 Prince Street</i>	<i>82 units</i>

The exact designation strategy is yet to be determined but would be developed with community input and in a manner consistent with the requirements described in PIH Administrative Notice 97-12.

7. Promote self-sufficiency and asset development of families and individuals

The PHA will continue to operate its Family Self-sufficiency Program, and broaden its resident service initiatives contingent upon funding availability. The PHA has entered into a MOU with the Town of Plymouth Redevelopment Authority wherein the PRA will offer Housing Counseling Services for PHA clients in the Section 8 Homeownership Program.

The PHA received funding through HUD under the Ross Grant for a Service Coordinator that will allow the PHA to link community services for elderly residents or families with disabilities to provide greater independence and ability to live independently with the community.

The Authority will seek resources to sustain and expand these initiatives.

8. Explore New Housing Development Options

The Town of Plymouth has approved its participation under the Commonwealth's Community Preservation Act (CPA). One of the main options for use of the funds provided through the mechanisms of the Act is affordable housing. The PHA intends to assess the feasibility of new housing development options town-wide with a special emphasis on areas south of the Eel River. This initiative requires an assessment of available land for development, projections of market demand for various types of housing and financing options including but not limited to Low Income Housing Tax Credits, HOME funds, project-based Section 8 as well as more conventional financing from local banks or MassHousing.

9. Ensure Equal Opportunity in Housing

The PHA will continue to promote and address all requirements under its public or tenant-based assisted

housing programs to ensure compliance with all applicable non-discrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1937, and Title II of the Americans with Disability Act.

The PHA will continue to use the Section 8 Program as a means to promote and educate landlords and tenants of their rights and obligations under these laws.

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

i. Annual Plan Type:

The Plymouth Housing Authority is submitting a Streamlined Plan as a High Performer.

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]

Not Required

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	23
5. Operations and Management Policies	28
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing	35
11. Homeownership	38
12. Community Service Programs	40
13. Crime and Safety	44
14. Pets	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	47
16. Audit	48
17. Asset Management	49
18. Other Information	50

Attachments

Required Attachments:

- Admissions Policy for Deconcentration (NOT REQUIRED FOR PHA)
- FY 2003 Capital Fund Program Annual Statement (Attachment A)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (In Section 18)**
- FY 2002 Capital Fund Program 5 Year Action Plan (Attachment A)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards
- Other (List below, providing each attachment name)**

Performance & Evaluation Report **(Attachment B)**
Statement on Site-based Waiting Lists **(Attachment C)**
Statement of Accomplishments for FYE 2002 **(Attachment D)**

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan –including Homeownership and PBA Addendum.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the <i>2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	230 5.8%	5	5	3	3	1	4
Income >30% but <=50% of AMI	547 13.8%	5	5	3	3	1	3
Income >50% but <80% of AMI	512 12.9%	4	4	3	3	1	3
Elderly	12.1%	4	4	3	3	1	3
Families with Disabilities	N/A	4	4	3	3	1	3
White	95.9%	2	2	2	3	2	2
Black	1.7%	2	2	2	3	2	2
Hispanic	1.2%	2	2	2	3	2	2

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: 1996
- 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)
State Data Center, Mass. Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst

- **1990 Census Information**
- **University of Massachusetts MISER report**
- **Data from Old Colony Planning Council**

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing – High Cliff			
<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	111		5 to 10%
Extremely low income <=30% AMI	73	66%	
Very low income (>30% but <=50% AMI)	29	26%	
Low income (>50% but <80% AMI)	9	8	
Families with children			
Elderly families	73	66%	
Families with Disabilities	38	34%	
White	105	94%	
Black	3	3%	
Asian	1	1%	
Other	2	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	111	100%	
2 BR			

Is the waiting list closed (select one)? **NO**

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing - Northfield
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	21		<5%
Extremely low income <=30% AMI	10	47.5%	
Very low income (>30% but <=50% AMI)	10	47.5%	
Low income (>50% but <80% AMI)	1	5%	
Families with children			
Elderly families	20	95	
Families with Disabilities	1	5%	
White	21	100%	
Black			
Asian			
Other			

Characteristics by Bedroom Size (Public Housing Only)

1BR	21	100%	
-----	----	------	--

Is the waiting list closed (select one)? **NO**
If yes:

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	77		
Extremely low income <=30% AMI	75%	97%	
Very low income (>30% but <=50% AMI)	2	3%	
Low income (>50% but <80% AMI)	0		
Families with children	46	60%	
Elderly families	1	1%	
Families with Disabilities	30	39%	
White	58	75%	
Black	13	18%	
Hispanic	4	5%	
Asian	0		
Other	2	2%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? **19 Months as of 10/18/01**

Does the PHA expect to reopen the list in the PHA Plan year?

No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

C. Strategy for Addressing Needs

(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:

- 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:

- 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)**

Initiate Section 8 Homeownership and PBA Programs.

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

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

- 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

- 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:

- 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:

- 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 with disproportionate housing needs

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

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

Continue through the Section 8 Program to promote and educate landlords and participants of their rights and obligations under the Fair Housing Act.

Introduce the Home Ownership program to Section 8 participants who are under the PHA's FSS program.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$ 0	
b) Public Housing Capital Fund	\$ 122,716	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,579,756	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
ROSS Grant	\$ 3,612	Social Services
CFP 501-01	\$ 102,302	Modernization
CFP 501-02	\$ 122,716	Modernization
3. Public Housing Dwelling Rental Income		
MA59C	\$ 368,584.	Operations
4. Other income (list below)		
Utility Charges A/C	\$ 3,600	Utility Costs
4. Non-federal sources (list below)		
Total Resources	\$ 3,299,686.	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) Ten (10)**
- When families are within a certain time of being offered a unit: (state time) Three (3) Months**
- Other: (describe)

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

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

Evidence of rehabilitation and mitigating circumstances

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

Public Housing Applicants & Section 8

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

Public Housing & Section 8 Applicants

Massachusetts Criminal History Board (CORI)

Note: Only limited information is available and the present HUD Regulation on drugs and criminal activity is restrictive.

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)

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

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

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? **Two**

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

- PHA main administrative office**
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One**
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

- 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
 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)

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:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 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
- 2 Victims of reprisals or hate crimes**
- Other preference(s) (list below)

Applicants can only obtain two (2) points maximum for the above categories with exception of veteran's status, which can be added to any other preference.

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

* For every ten households selected, the authority will take the first four (4) from households below 30% of applicable median. The next six applicants selected will alternate between two groups: households between 30% and 60% of applicable median and households between 60% and 80% of median. If no households match the two higher targeting categories, the Authority will make an offer to the household at the top of its list based on preference point applied.

(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)**

PHA Handbook with information and details on PHA facility.

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

(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 – Section 8 Assistance Program only.**
- Criminal and drug-related activity, more extensively than required by law or regulation – Public Housing**
- 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)

Participant's landlord history under program. Release of Criminal or drug related activity, if requested and if authorized by participant.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office**
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

1. *Documented medical reasons or circumstances.*
2. *Evidence of substantial search*
3. *If Request for Lease Approval which is awaiting upgrade to meet HQS & Mass State Sanitary Code Standards. Participant search period is extended to find another unit, if unit ultimately fails.*

(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**)

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)**

A preference will be given to a household currently in a non-federal rental subsidy program for which modifications to that program's requirements reduce or otherwise put at risk the dwelling unit's affordability for the household. This preference is not available to household who joined an existing program after modifications to the program's requirements.

A preference will be given to residents of federal or state conventional public housing who are over-housed or under-housed.

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)
- 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 (1 point)**

- 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)**

1) A preference will be given to a household currently in a non-federal rental subsidy program for which modifications to that program's requirements reduce or otherwise put at risk the dwelling unit's affordability for the household. This preference is not available to household who joined an existing program after modifications to the program's requirements. Four (4) points will be given for this preference.

2) A preference will be given to residents of federal or state conventional public housing who are over-housed or under-housed.

- **Two (2) points will be given to a household that is over-housed or under-housed by a degree of two bedrooms.**
- **One (1) point will be given to a household that is over-housed or under-housed by a degree of two bedrooms.**

With the exception of the Local Residency Preference, preference points cannot be combined.

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)**

Through outreach to specific non-profit groups that assist persons with disabilities.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

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 – medical reasons**
- For the non reimbursed medical expenses of non-disabled or non-elderly families**
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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)**

To assist lease up under program, and provide a wider housing choice.

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)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

PHA is considered a High Performer based on its most recent MASS Score and is not required to complete this section.

A. PHA Management Structure (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

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

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

PHA is considered a High Performer based on its most recent MASS Score.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. **Yes** **No**: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office**
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

a. **Yes** **No:** Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment A

-or-

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

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

- 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)]

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	<input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 82	
Coverage of action (select one)	<input type="checkbox"/> To be determined <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	

1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 30 7. Coverage of action (select one) <input type="checkbox"/> To be determined <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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)

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

No Developments are covered by this requirement.

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Both developments are elderly and/or disabled.

- c. How many Assessments were conducted for the PHA's covered developments?

None

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description –

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

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

B. Section 8 Tenant Based Assistance

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

3. Program Description:

The PHA in cooperation with the Plymouth Redevelopment Office, has developed a Section 8 Homeowner Program whereby eligible Section 8 Participants, who are under contract in the PHA's Family Self-Sufficiency program, will be offered the opportunity to participate in a First time Homeowners Program.

The Plymouth Redevelopment Office is a fully approved HUD Counseling Agency in good standing and is an approved agency of the Massachusetts Homeownership Collaborative, the Massachusetts Housing Partnership, and Massachusetts Housing Finance Agency.

- 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:

Participant of PHA's FSS Program

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

PHA is considered a High Performer based on its most recent MASS Score.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

11/30/1992

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)

The PHA is actively involved in a FSS Program Committee and has had established an established committee since 1992 with Department of Transitional Assistance, Department of Employment and Training, U Mass County Ext., Quincy College, So Bay Mental Health, Kennedy Donovan Center, South Coastal Training Center, So. Shore Head Start and a program participant.

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)

Note: Public Housing units are designated elderly or disabled. Section 8 Program has FSS Component.

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
<i>FSS</i>	<i>40</i>	<i>Waiting List.</i>	<i>Main Office</i>	<i>Section 8</i>

(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	N/A	N/A
Section 8	75 original slots minus 10 graduates 65 = current program size	40 active participants

- 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

The two federal public developments are elderly/disabled. None of the residents are TANF recipients.

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. Community Service Requirement

Projects 59-1 and 59-2 – 112 units

The above projects are designated for elderly and disabled. Project 59-1 is a congregate development for frail elders. However, the following are administrative steps being taken to meet the requirements of 24CFR Part 960.605.

- a. Annual Re-certification will include assessment of individuals who are required to meet community service requirements.
- b. A Community Service Plan is being developed that will include the resident requirements, if any; status reporting and verification procedure along with an explanation of exemptions for individuals.

The PHA involves many of these residents in its planning of activities and community programs. (I.e. Bi-monthly newsletter, fund raising activities, workshop planning and social activities that are sponsored by community groups.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

PHA is considered a High Performer based on its most recent MASS Score.

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 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 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

PHA is considered a High Performer based on its most recent MASS Score and is exempt from any requirements to include information on its Pet Policy as an attachment to this Housing Agency Plan.

Projects 59-1 and 59-2 are Elderly/Disabled Developments. The PHA has had a Pet Policy for these developments since 1983. It is available for review at the Main Office of the Authority and is provided to all residents.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

PHA is considered a High Performer based on its most recent MASS Score and is exempt from any informational requirements under this Section.

1. Yes **No:** Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable**
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes **No:** Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. **Yes** **No**: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:
 - **Favorable comments received on site designation**
 - **Very favorable comments on Home Ownership Program for Section 8 Participants**
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

RAB input was used as part of the baseline formulation of the Annual and Five Year Plan

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

1. **Yes** **No**: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. **Yes** **No**: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: Under State Law, Commissioners are elected in a Town-wide election. Candidates file papers with the Town Clerk.

Resident Membership of the PHA Governing Board

The PHA currently has a resident as Board member, elected through a town-wide election held in April 2000.

Name: Ramo Bongiovanni

Term Expires:

April 2005

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance (Town voter)**
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) – **Town-wide election**

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: **Town of Plymouth**

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)

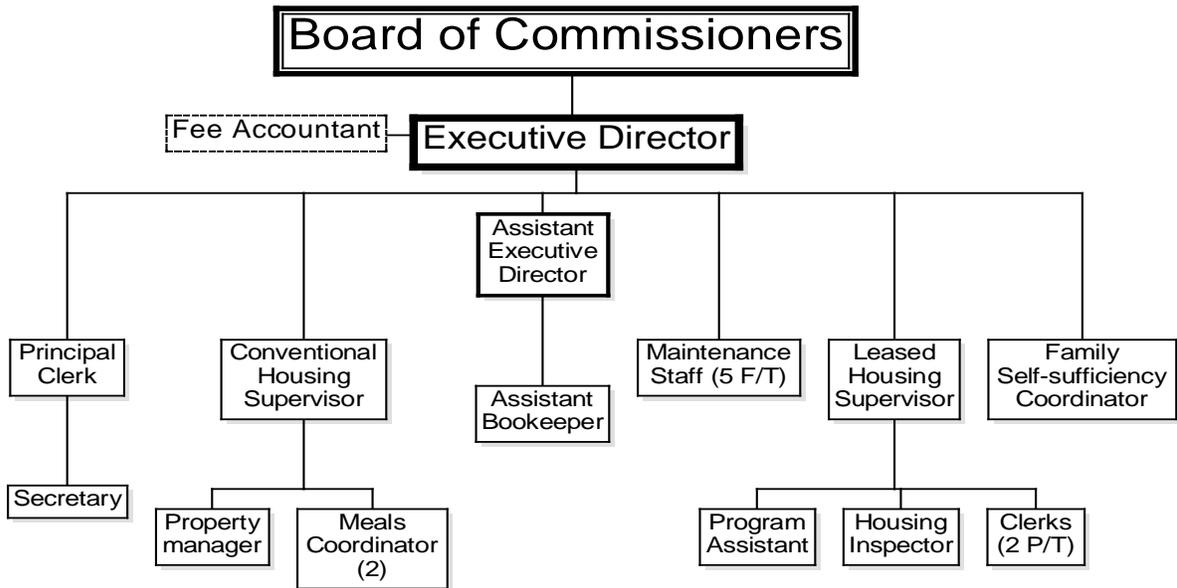
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Membership of Resident Advisory Board

Jane Balutis	Section 8
Mary Stackhouse	Northfield MA 59-2
Ramo Bongiovanni	Northfield MA 59-2
Betty Ann Dolan	High Cliff MA 59-1

Table of Organization Plymouth Housing Authority



Annual Statement/Performance and Evaluation Report

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

PHA Name: Plymouth Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA 06-P059501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	---

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	122,716			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	122,716			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Plymouth Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA 06-P059-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	--	---

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 06/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	87,000		0	0
3	1408 Management Improvements				
4	1410 Administration	10,000		3,795	3,795
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	53,763		44,809.98	44,809.98
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	12,900		12,755.33	12,755.33
21	Amount of Annual Grant: (sum of lines 2 – 20)	163,663		61,360.31	61,360.31
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Plymouth Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P059-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		87,000		0	0	
	Management Improvements	1408						
	Administration	1410		10,000		3,795	3,795	
	Fees & Costs	1430						
	Nondwelling Equipment	1475						
59-1 & 59-2	Interior Renovations	1460		53,763		44,809.98	44,809.98	
	Contingency	1502		12,900		12,755.33	12,755.33	

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

PHA Name: Plymouth Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P059-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	06/03	06/03	06/02	06/05	06/05		
59-1	06/03	06/03		06/05	06/05		
59-2	06/03	06/03		06/05	06/05		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Plymouth Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA 06-P059-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	--	---

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: .)
 Performance and Evaluation Report for Period Ending: 06/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	122,716		5,000	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	122,716		5,000	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Statement on Site-based Waiting Lists

The Plymouth Housing Authority has implemented site-based waiting lists at its two (2) elderly/disabled developments: High Cliff (59-1) and Northfield (MA 59-2).

The implementation of these lists has not led to any major changes in development demographics.

Provided below is the first annual “snapshot” of program demographics using race/ethnicity, age and income.

	High Cliff (59-1)	Northfield (MA 59-2)
Age		
< 62	7	5
> 62	75	25
Income		
0-3,000	0	1
3,001 -6,000	2	0
6,001 – 10,000	38	5
10,001 – 13,000	19	12
13,001 and over	23	12
Race/Ethnicity		
White	81	30
African-American	1	0
Asian	0	0
Hispanic	0	0
Non-Hispanic	82	30

Statement of Accomplishments for FYE 2002

The Plymouth Housing Authority has successfully implemented its Section 8 Homeownership Program. Currently, two participants have purchased homes and three have completed their first step by being certified through the Town of Plymouth Community Development Office "First-time Homebuyers Program". These individuals will be further assisted in locating an affordable home, which we hope may be accomplished by the end of FY2002.

In 2002, the Authority was the recipient of several awards at both the national and regional level. These awards presented by National and N.E. Nahro for program innovations were granted for the Annual Plymouth Family Fair, the PHA's FSS Homeownership and partnership with the Plymouth Office of Community & Development; and the agency's Resident's Reporters group which publishes a quarterly newsletter with the cooperation of the residents, community groups, public agencies and the Plymouth County Sheriff's Office.

Funds raised at the Family Fair supplemented resources that the Authority has available to run its social services programs and especially its FSS Program. These activities for elders include supporting a computer center for elders, resident equipment, social events, etc. The funds also provided for the second year a \$500.00 educational scholarship given to a deserving FSS Participant; emergency funds for FSS participants as well as funding on-going workshops, etc.

Several major initiatives this past year involved the Section 8 Program. The Section 8 Administrative Plan was fully revised and updated. Also, the Authority made efforts to sustain its utilization levels above the 97% level and in particular our Mainstream Program for individuals with disability. The PHA also entered into a Memorandum of Understanding with other local housing agencies in the Commonwealth to participate in a computerized statewide Waiting List, which will provide greater accessibility to interested applicants.

The PHA score for SEMAP designated the agency as a high performer with a score of 93%. The Authority instituted new public housing inspection procedures using a palm pilot software program. In addition, the Authority was subject to a REAC Physical Inspection of our developments and received a satisfactory score on the overall physical condition of our developments.

The following physical improvements were made at the federal developments:

- ◆ Interior painting common areas
- ◆ Carpet & Curtain Replacement Common areas.
- ◆ Exterior deck painting & landscaping
- ◆ Replacement of Washer's and Dryers

Our obligation and expenditures of modernization funding is moving ahead of our implementation schedule.

In terms of initiatives that will be carried through into the new fiscal year, the Authority has become a member of the Town's Community Preservation Committee. This committee is responsible for determining how funds accrued by the Town through the provisions of the Commonwealth of Massachusetts' Community Preservation Act. Affordable housing development is one of three types of activities that can receive funds under the CPA regulations. The Authority will be initiating a planning initiative to determine how the funds available for affordable housing can be best used by the Town.