

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Agency Identification

PHA Name: Lowell Housing Authority

PHA Number: MA 001

PHA Fiscal Year Beginning: 10/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
 [24 CFR Part 903.5]

A. Mission

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

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

The Lowell Housing Authority, working in partnership with other housing providers, local government and the authority's own clients, provides the highest level of safe sanitary and affordable housing and a variety of programs to the end that residents will strive to achieve the highest level of self sufficiency.

B. Goals

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

The following goals and objectives were developed by the residents, staff and commissioners and will serve as the major guiding priorities for the next five years.

| Changes Facing the Agency | Priority | Year to be Addressed |
|--|----------|----------------------|
| Reduced resources requires a different approach to staff utilization, discipline and leadership | Low | 2 |
| More training for all employees, especially in the maintenance trades | High | 1-5 |
| Allocate staff to properties on a rational and fair basis with appropriate supervisory staff numbers | Low | 3 |

| Changes Facing the Agency | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| Maintenance staff must get training on their own time while management can do it on 'company' time. Review Collective Bargaining contract to change this | Low | 2 |
| Rotate staff periodically to different jobs and locations | Low | 2 |
| Need to focus on serving the City of Lowell's poor | High | 1 |
| Staff need a lot more training including communication, demeanor and management of relationships with other staff | Low | 2 |
| Loss of Ross Grant (\$100,000/yr) and new approach needed | High | 1 |
| Reduction in HCV funds & reserves | High | 1 |
| Slow payment of McKinney monies | Low | 1 |

| Increase the availability of decent, safe, and affordable housing - preservation. | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Demolish and dispose of obsolete housing | Low | 3 |
| Re-examine termination/eviction system to ensure more success at terminating residents who are not law abiding in a timely manner | Low | 2 |
| More police on every site | High | 1 |
| Tougher screening of tenants | High | 1 |
| More special activities for residents | Low | 4 |
| Need more youth facilities | Low | 4 |
| More surveillance cameras | High | 1-5 |
| Convert State housing to Federal or other | Low | 5 |
| Implement the HUD mandated resident screening committee with the additional authority to address problems relating to undesirable tenants | High | 1 |

| Increase the availability of decent, safe, and affordable housing – production. | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Replace obsolete housing which has been removed | Low | 4 |
| Increase home ownership opportunities | High | 1 |
| Develop Project Based and other housing for mentally ill (400 people under 65 yrs old and 100 over 65 yrs old in LHA in 2005) and connect with services | High | 1-5 |

| | | |
|---|-----|---|
| Establish affordable assisted living facilities | Low | 3 |
|---|-----|---|

| Improve community quality of life and economic vitality | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Continue the increase in the number of employed residents in public housing and HCV program (2003 – 14% - 2004 – 19%) | High | 1-5 |
| Lobby government to increase minimum wage | Low | 1-5 |
| More Section 8 vouchers for working HHs | Low | 1-5 |

| Promote self-sufficiency and asset development of families and individuals | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Improve housing stock to make it marketable to higher income HHs | Low | 1-5 |
| Continue unit care and responsibility training for all new tenants | Low | 1-5 |
| More basic jobs from government | Low | 1 |
| New attitude to working and non-working tenants alike | Low | 1-5 |
| Implement an IDA Program | High | 2 |
| Remove or modify the re-sale restrictions on HCV homeownership | High | 1 |

| Ensure Equal Opportunity in Housing for all Americans | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| Increase % of employed tenants | Low | 1 |

| Diversify the Operational Base of the Authority | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Build more units for college students, especially low income students | Low | 5 |
| More care about who become tenants | Low | 1-5 |

| Other Goals the LHA should pursue | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Address and eliminate fraud | High | 1 |
| Make work fun | Low | 1-5 |
| Develop Authority wide snow removal system | Low | 3 |
| Address the issue of tenants with cars who do not pay their taxes and their parking on LHA property | Low | 3 |
| Get HUD to keep their promises | High | 1 |

| Other Goals the LHA should pursue | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Uniform pet policy (family and elderly – Fed and State) with new enforcement plan | Medium | 1 |
| Re-caulk and wash windows annually | Medium | 1-5 |
| Review accessibility at Francis Gatehouse at ramp and from basement apartments | High | 1 |
| Rebuild or replace elevators | High | 1-5 |
| Review Tenant Transfer policy especially for overcrowded units | High | 1 |
| Total Replacement of Heating and Hot Water systems in Nth Common | High | 1 |
| Removal of internal gutter systems in hi-rises in Nth Common | High | 2 |
| Seal exterior walls, replace windows and tubs in Nth Common | High | 3 |
| Replace gas lines, stoves, water lines, mats in entry halls in Nth Common | High | 4 |
| Remodel all units cabinets, stoves, sinks etc. in Nth Common, Flanagan, Francis Gatehouse, Bishop Markham | High | 1 |
| Tear down Nth Common hi-rises and build SF ownership homes | Low | 5 |
| Redesign or reconfigure Adams Street | High | 1 |
| More emphasis on safety | High | 1 |
| Reduce favoritism and nepotism in the Authority | Low | 2 |
| Appoint one person to be responsible for monitoring regulatory and other rule changes and inform all staff promptly and clearly | High | 1 |
| Develop standard letters for residents authority wide | Medium | 1 |
| Have property managers and site maintenance staff more involved in rehab and construction work from design to construction | High | 1 |
| Staffing has not kept up with demands - understaffing | Low | 2 |
| Communication within the agency needs to be upgraded | Low | 2 |
| Get all residents employed full-time | Medium | 1-2 |
| How to protect new homeowners if income drops | Low | 1-2 |
| Elderly caregivers should be able to live in with elderly | Low | 3 |

| Other Goals the LHA should pursue | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| New software management program | High | 1 |
| Need for more productivity through better tools | Low | 1-5 |
| Review of inappropriate job descriptions | Low | 3 |
| Analyze work orders more usefully such as what are the most common/most expensive 'failures' | Low | 1-5 |
| Introduce more cross-training | Low | 1-5 |
| How can staff 'burn-out' be managed? | Low | 2 |
| Merit based pay raises | Low | 3 |
| Privatize operations wherever possible | Medium | 1-5 |

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Lowell Housing Authority will continue its pursuit of initiatives to provide safe, decent and sanitary housing for low to moderate income families, elderly and disabled residents.

One of the housing authority's major goals is to persevere in addressing the need to attract and retain working families while continuing to speak to the requirements of non-working or under-employed residents in need of Lowell Housing Authority benefits or services. Through collaboratives with other non-profit agencies to provide needed services it is our goal to assist all residents with a special emphasis on families to achieve their highest level of self sufficiency

The percentage of working families entering our developments has risen to 19 % compared to 14% one year ago.

The Agency is dedicated to providing greater security and safer neighborhoods for its residents. Video Surveillance cameras have been installed and updated in four developments and we are in the process of installing additional surveillance systems in our two largest developments. The surveillance systems have already proven to increase security in and around our buildings and parking lots. The system has benefited us by identifying visitors and unwanted guests. We have been able to identify criminal activity and also to deter potential thieves, bogus accidents, etc. The information we gather is often shared with the local police and used in their investigations. Budget permitting we would like to install video surveillance systems in all our developments.

Another goal is the development of assisted living facilities for our frail elderly and disabled populations. In this effort, we have partnered with a local nursing home, acquired funding and are making progress. Plans are to break ground the summer of this year.

We plan to pursue the allocation of (elderly only) at the one remaining housing development that has not been designated for elderly. (Four (4) developments have been approved).

The agency intends to address the need for affordable housing by expanding the Homeownership Program. The Program will continue through the Section 8 Certificate Homeownership option. The homeownership Program has expanded. Of the eight (8) houses purchased in the last two years five (5) of them were duplexes).

The agency is continuing in its efforts to re-develop the state-aided Julian Steele development. All of the residents have been relocated and the buildings have been demolished. We anticipate construction in the summer of 2005.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

| | <u>Page #</u> |
|---|---------------|
| Five Year Plan 2005-2009 | 1 |
| Annual Plan 2005-2006 | 6 |
| i. Executive Summary | 6 |
| ii. Table of Contents | 7 |
| 1. Housing Needs | 10 |
| 2. Financial Resources | 22 |
| 3. Policies on Eligibility, Selection and Admissions | 24 |
| 4. Rent Determination Policies | 33 |
| 5. Operations and Management Policies | 37 |
| 6. Grievance Procedures | 39 |
| 7. Capital Improvement Needs | 40 |
| 8. Demolition and Disposition | 42 |
| 9. Designation of Housing | 42 |
| 10. Conversions of Public Housing | 43 |
| 11. Homeownership | 44 |
| 12. Community Service Programs | 45 |
| 13. Crime and Safety | 50 |
| 14. Pets (Inactive for January 1 PHAs) | 52 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 52 |
| 16. Audit | 52 |
| 17. Asset Management | 52 |

Attachments

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

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2000-2003 Capital Fund Program Annual & Replacement Housing Fund Statement
- C. FY 2004 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2005 Capital Fund Program Annual & Replacement Housing Fund Statement
- E. Most Recent Board-approved Operating Budget

Optional Attachments:

- F. Capital Fund Program 5 Year Action Plan
- G. LHA Staffing and Org Chart
- H. RAB Membership List
- Other (List below, providing each attachment name)
 - I. Comments of Resident Advisory Board or Boards
 - J. Pet Policies
 - K. Progress Report (Year Five)
 - L. Assessment of Site Based Waiting List Demographics
 - M. Pest Control Policy
 - N. Policy and Procedures for Physical Inspections
 - O. Administrative Plan Amendment
 - P. Certifications

Supporting Documents Available for Review

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

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

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | |
| √ | 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 |
| √ | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| √ | Public Housing Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| √ | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| √ | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| √ | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| √ | Schedule of ceiling rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| √ | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| √ | 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 |
| √ | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| √ | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| √ | The HUD-approved Capital Fund/Comprehensive Grant | Annual Plan: Capital Needs |

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| HOUSING NEEDS TABLE | | | | | | |
|----------------------------|--|-----------------------|-----------------|-------------------|----------------|-------|
| | | Household Type | | % of HH | # of HH | |
| com <= 30% | Household Income <= 30% of MFI | RENTER | Elderly | Total No. of HH | 100.0% | 1,886 |
| | | | | Any Hsg. Problem | 55.7% | 1,051 |
| | | | | Cost Burden > 30% | 54.4% | 1,026 |
| | | | | Cost Burden > 50% | 35.9% | 678 |
| | | | Sm. Related | Total No. of HH | 100.0% | 2,265 |
| | | | | Any Hsg. Problem | 74.0% | 1,675 |
| | | | | Cost Burden > 30% | 70.0% | 1,585 |
| | | | | Cost Burden > 50% | 47.7% | 1,080 |
| | | | Lg. Related | Total No. of HH | 100.0% | 865 |
| | | | | Any Hsg. Problem | 90.2% | 780 |
| | | | | Cost Burden > 30% | 78.6% | 680 |
| | | | | Cost Burden > 50% | 48.0% | 415 |
| | | | Other | Total No. of HH | 100.0% | 2,084 |
| | | | | Any Hsg. Problem | 67.4% | 1,404 |
| | | | | Cost Burden > 30% | 64.7% | 1,349 |
| | | | | Cost Burden > 50% | 48.9% | 1,020 |
| | | OWNER | Elderly | Total No. of HH | 100.0% | 828 |
| | | | | Any Hsg. Problem | 78.4% | 649 |
| | | | | Cost Burden > 30% | 78.4% | 649 |
| | | | | Cost Burden > 50% | 55.0% | 455 |
| | | | Sm. Related | Total No. of HH | 100.0% | 310 |
| | | | | Any Hsg. Problem | 90.3% | 280 |
| | | | | Cost Burden > 30% | 90.3% | 280 |
| | | | | Cost Burden > 50% | 72.6% | 225 |
| | | | Lg. Related | Total No. of HH | 100.0% | 59 |
| | | | | Any Hsg. Problem | 93.2% | 55 |
| | | | | Cost Burden > 30% | 86.4% | 51 |
| | | | | Cost Burden > 50% | 72.9% | 43 |
| Other | Total No. of HH | 100.0% | 175 | | | |
| | Any Hsg. Problem | 80.0% | 140 | | | |
| | Cost Burden > 30% | 80.0% | 140 | | | |
| | Cost Burden > 50% | 68.6% | 120 | | | |
| com <= 30% | RENTER | Elderly | Total No. of HH | 100.0% | 632 | |

| HOUSING NEEDS TABLE | | | | | |
|---|-------------------|-------------------|-------------------|-----------------|---------|
| | | | Household Type | % of HH | # of HH |
| Household Income >50% <= 80% of MFI | OWNER | | Any Hsg. Problem | 50.2% | 317 |
| | | | Cost Burden > 30% | 49.5% | 313 |
| | | | Cost Burden > 50% | 7.8% | 49 |
| | | Sm. Related | Total No. of HH | 100.0% | 1,460 |
| | | | Any Hsg. Problem | 61.0% | 890 |
| | | | Cost Burden > 30% | 52.7% | 770 |
| | | | Cost Burden > 50% | 5.1% | 75 |
| | | Lg. Related | Total No. of HH | 100.0% | 659 |
| | | | Any Hsg. Problem | 72.7% | 479 |
| | | | Cost Burden > 30% | 31.0% | 204 |
| | | | Cost Burden > 50% | 1.5% | 10 |
| | | Other | Total No. of HH | 100.0% | 1,105 |
| | | | Any Hsg. Problem | 73.8% | 815 |
| | | | Cost Burden > 30% | 68.8% | 760 |
| | | | Cost Burden > 50% | 17.2% | 190 |
| | | OWNER | Elderly | Total No. of HH | 100.0% |
| | Any Hsg. Problem | | | 19.1% | 169 |
| | Cost Burden > 30% | | | 18.7% | 165 |
| | Cost Burden > 50% | | | 11.3% | 100 |
| | Sm. Related | | Total No. of HH | 100.0% | 447 |
| | | | Any Hsg. Problem | 74.3% | 332 |
| | | | Cost Burden > 30% | 73.4% | 328 |
| | | | Cost Burden > 50% | 33.3% | 149 |
| | Lg. Related | | Total No. of HH | 100.0% | 163 |
| | | | Any Hsg. Problem | 75.5% | 123 |
| | | | Cost Burden > 30% | 73.0% | 119 |
| | | | Cost Burden > 50% | 11.7% | 19 |
| | Other | | Total No. of HH | 100.0% | 243 |
| | | | Any Hsg. Problem | 71.2% | 173 |
| | | | Cost Burden > 30% | 71.2% | 173 |
| | | | Cost Burden > 50% | 46.5% | 113 |
| | RENTER | Elderly | Total No. of HH | 100.0% | 318 |
| Any Hsg. Problem | | | 13.5% | 43 | |
| Cost Burden > 30% | | | 13.5% | 43 | |
| Cost Burden > 50% | | | 0.0% | 0 | |
| Sm. Related | | Total No. of HH | 100.0% | 1,663 | |
| | | Any Hsg. Problem | 17.0% | 283 | |
| | | Cost Burden > 30% | 10.7% | 178 | |

| HOUSING NEEDS TABLE | | | | | |
|---------------------|-------------------|-------------------|-------------------|---------|-------|
| Household Type | | | % of HH | # of HH | |
| OWNER | Lg. Related | Cost Burden > 50% | 0.6% | 10 | |
| | | Total No. of HH | 100.0% | 580 | |
| | | Any Hsg. Problem | 62.9% | 365 | |
| | | Cost Burden > 30% | 4.3% | 25 | |
| | | Cost Burden > 50% | 0.0% | 0 | |
| | | Other | Total No. of HH | 100.0% | 1,554 |
| | | | Any Hsg. Problem | 21.5% | 334 |
| | | | Cost Burden > 30% | 18.0% | 280 |
| | Cost Burden > 50% | | 0.6% | 10 | |
| | Elderly | Total No. of HH | 100.0% | 862 | |
| | | Any Hsg. Problem | 17.6% | 152 | |
| | | Cost Burden > 30% | 15.9% | 137 | |
| | | Cost Burden > 50% | 3.9% | 34 | |
| | Sm. Related | Total No. of HH | 100.0% | 938 | |
| | | Any Hsg. Problem | 46.7% | 438 | |
| | | Cost Burden > 30% | 46.3% | 434 | |
| | | Cost Burden > 50% | 9.6% | 90 | |
| | Lg. Related | Total No. of HH | 100.0% | 560 | |
| | | Any Hsg. Problem | 53.6% | 300 | |
| | | Cost Burden > 30% | 40.2% | 225 | |
| | | Cost Burden > 50% | 1.8% | 10 | |
| | Other | Total No. of HH | 100.0% | 435 | |
| | | Any Hsg. Problem | 60.9% | 265 | |
| | | Cost Burden > 30% | 60.9% | 265 | |
| | | Cost Burden > 50% | 8.0% | 35 | |

| Median Family Income | Total Households | Households with Any Housing Problem | % with Any Housing Problems | Disproportionate Need Threshold |
|--------------------------------------|------------------|-------------------------------------|-----------------------------|---------------------------------|
| < 30% MFI | 8,472 | 6,032 | 71.20% | 81.20% |
| 31 - 50% MFI | 5,593 | 3,300 | 59.00% | 69.00% |
| 51 - 80% MFI | 6,910 | 2,177 | 31.50% | 41.50% |
| > 81% MFI | 16,861 | 1,821 | 10.80% | 20.80% |
| BLACK NON-HISPANIC HOUSEHOLDS | | | | |
| < 30% MFI | 228 | 148 | 64.90% | No |
| 31 - 50% MFI | 205 | 135 | 65.90% | No |
| 51 - 80% MFI | 258 | 95 | 36.80% | No |

| Median Family Income | Total Households | Households with Any Housing Problem | % with Any Housing Problems | Disproportionate Need Threshold |
|--------------------------------------|------------------|-------------------------------------|-----------------------------|---------------------------------|
| > 81% MFI | 487 | 78 | 16.00% | No |
| ASIAN NON-HISPANIC HOUSEHOLDS | | | | |
| < 30% MFI | 940 | 740 | 78.70% | No |
| 31 - 50% MFI | 580 | 440 | 75.90% | Yes |
| 51 - 80% MFI | 800 | 365 | 45.60% | Yes |
| > 81% MFI | 1,855 | 501 | 27.00% | Yes |
| HISPANIC HOUSEHOLDS | | | | |
| < 30% MFI | 1,694 | 1,215 | 71.70% | No |
| 31 - 50% MFI | 864 | 530 | 61.30% | No |
| 51 - 80% MFI | 789 | 299 | 37.90% | No |
| > 81% MFI | 959 | 185 | 19.30% | No |

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: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

| FEDERAL | | | |
|--|---|---------------------|-----------------|
| 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"/> | Federal Public Housing | | |
| <input type="checkbox"/> | Combined Section 8 and Public Housing | | |
| <input type="checkbox"/> | Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1768 | | 2% |
| Extremely low income <=30% AMI | 1647 | 93% | |
| Very low income (>30% but <=50% AMI) | 112 | 6% | |
| Low income (>50% but <80% AMI) | 9 | 1% | |
| | | | |
| Families with Children | 1011 | 57% | |
| Elderly families | 271 | 15% | |
| Disabled Elderly | 112 | 6% | |
| Non-Elderly Families with Physical Disabilities | 520 | 29% | |
| | | | |
| White | 667 | 38% | |
| Black | 93 | 5% | |
| Hispanic | 695 | 39% | |
| Asian | 311 | 18% | |
| | | | |
| 1BR | 757 | 43% | |
| 2 BR | 856 | 48% | |
| 3 BR | 132 | 7% | |
| 4 BR | 23 | 1% | |
| 5 BR | 0 | 0 | |
| 5+ BR | 0 | 0 | |

| FEDERAL | | | |
|---|---------------|---------------------|-----------------|
| 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"/> Federal Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Note that the list is closed for 3 & 4 BRs. | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 78 months | | | |
| Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? <input checked="" type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes in case of disasters | | | |

| FEDERAL | | | |
|--|---------------|---------------------|-----------------|
| Housing Needs of Families on the Waiting List | | | |
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Federal Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 213 | | 5% |
| Extremely low income <=30% AMI | 196 | 92% | |
| Very low income (>30% but <=50% AMI) | 17 | 8% | |
| Low income (>50% but <80% AMI) | 0 | 0 | |
| | | | |
| Families with children | 161 | 76% | |
| Elderly families | 9 | 4% | |
| Families with disabilities | 61 | 29% | |
| | | | |

| FEDERAL | | | |
|---|---------------|---------------------|-----------------|
| Housing Needs of Families on the Waiting List | | | |
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Federal Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| White | 72 | 34% | |
| African-American | 26 | 12% | |
| Hispanic | 98 | 46% | |
| American Indian | 2 | 1% | |
| Asian | 15 | 7% | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 56 months | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes in case of disasters | | | |

| STATE | | | |
|--|---|---------------------|-----------------|
| Housing Needs of Families on the Waiting List | | | |
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> | MRVP tenant-based assistance | | |
| <input checked="" type="checkbox"/> | State Public Housing | | |
| <input type="checkbox"/> | Combined Section 8 and Public Housing | | |
| <input type="checkbox"/> | Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1572 | | |
| Extremely low income <=30% AMI | 1466 | 93% | |
| Very low income (>30% but <=50% AMI) | 94 | 6% | |
| Low income (>50% but <80% AMI) | 11 | 1% | |
| | | | |
| Families with Children | 897 | 57% | |
| Elderly families | 258 | 16% | |
| Disabled Elderly | 114 | 7% | |
| Non-Elderly Families with Physical Disabilities | 514 | 33% | |
| | | | |
| White | 592 | 38% | |
| Black | 73 | 5% | |
| Hispanic | 671 | 43% | |
| Asian | 233 | 15% | |
| | | | |
| 1BR | 675 | 43% | |
| 2 BR | 366 | 23% | |
| 3 BR | 416 | 26% | |
| 4 BR | 111 | 7% | |
| 5 BR | 4 | 0 | |
| 5+ BR | 0 | 0 | |

| STATE | | | |
|--|---------------|---------------------|-----------------|
| Housing Needs of Families on the Waiting List | | | |
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> MRVP tenant-based assistance | | | |
| <input type="checkbox"/> State Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1495 | | |
| Extremely low income <=30% AMI | 1397 | 93% | |
| Very low income (>30% but <=50% AMI) | 85 | 6% | |
| Low income (>50% but <80% AMI) | 11 | 1% | |
| | | | |
| Families with children | 1406 | 94% | |
| Elderly families | 82 | 5% | |
| Families with disabilities | 341 | 23% | |
| | | | |
| White | 493 | 33% | |
| African-American | 98 | 7% | |
| Hispanic | 690 | 46% | |
| American Indian | 4 | 0 | |
| Asian | 210 | 14% | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes in case of disasters | | | |

C. Strategy for Addressing Needs

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

The following are the strategies prioritized in the 5 Year Plan Goals for Year 1.

| Changes Facing the Agency | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| More training for all employees, especially in the maintenance trades | High | 1-5 |
| Need to focus on serving the City of Lowell's poor | High | 1 |
| Loss of Ross Grant (\$100,000/yr) and new approach needed | High | 1 |
| Reduction in HCV funds & reserves | High | 1 |
| Slow payment of McKinney monies | Low | 1 |

| Increase the availability of decent, safe, and affordable housing - preservation. | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| More police on every site | High | 1 |
| Tougher screening of tenants | High | 1 |
| More surveillance cameras | High | 1-5 |
| Implement the HUD mandated resident screening committee with the additional authority to address problems relating to undesirable tenants | High | 1 |

| Increase the availability of decent, safe, and affordable housing – production. | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Increase home ownership opportunities | High | 1 |
| Develop Project Based and other housing for mentally ill (400 people under 65 yrs old and 100 over 65 yrs old in LHA in 2005) and connect with services | High | 1-5 |

| Improve community quality of life and economic vitality | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Continue the increase in the number of employed residents in public housing and HCV program (2003 – 14% - 2004 – 19%) | High | 1-5 |

| Improve community quality of life and economic vitality | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| Lobby government to increase minimum wage | Low | 1-5 |
| More Section 8 vouchers for working HHs | Low | 1-5 |

| Promote self-sufficiency and asset development of families and individuals | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Improve housing stock to make it marketable to higher income HHs | Low | 1-5 |
| Continue unit care and responsibility training for all new tenants | Low | 1-5 |
| More basic jobs from government | Low | 1 |
| New attitude to working and non-working tenants alike | Low | 1-5 |
| Remove or modify the re-sale restrictions on HCV homeownership | High | 1 |

| Ensure Equal Opportunity in Housing for all Americans | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| Increase % of employed tenants | Low | 1 |

| Diversify the Operational Base of the Authority | Priority | Year to be Addressed |
|--|-----------------|-----------------------------|
| More care about who become tenants | Low | 1-5 |

| Other Goals the LHA should pursue | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| Address and eliminate fraud | High | 1 |
| Make work fun | Low | 1-5 |
| Get HUD to keep their promises | High | 1 |
| Uniform pet policy (family and elderly – Fed and State) with new enforcement plan | Medium | 1 |
| Re-caulk and wash windows annually | Medium | 1-5 |
| Review accessibility at Francis Gatehouse at ramp and from basement apartments | High | 1 |
| Rebuild or replace elevators | High | 1-5 |
| Review Tenant Transfer policy especially for overcrowded units | High | 1 |
| Total Replacement of Heating and Hot Water systems in Nth Common | High | 1 |
| Remodel all units cabinets, stoves, sinks etc. in Nth Common, Flanagan, Francis Gatehouse, Bishop Markham | High | 1 |
| Redesign or reconfigure Adams Street | High | 1 |

| Other Goals the LHA should pursue | Priority | Year to be Addressed |
|---|-----------------|-----------------------------|
| More emphasis on safety | High | 1 |
| Appoint one person to be responsible for monitoring regulatory and other rule changes and inform all staff promptly and clearly | High | 1 |
| Develop standard letters for residents authority wide | Medium | 1 |
| Have property managers and site maintenance staff more involved in rehab and construction work from design to construction | High | 1 |
| Get all residents employed full-time | Medium | 1-2 |
| How to protect new homeowners if income drops | Low | 1-2 |
| New software management program | High | 1 |
| Need for more productivity through better tools | Low | 1-5 |
| Analyze work orders more usefully such as what are the most common/most expensive 'failures' | Low | 1-5 |
| Introduce more cross-training | Low | 1-5 |
| Privatize operations wherever possible | Medium | 1-5 |

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
- 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)
 - Specialized housing studies

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|-----------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2002 grants) | | |
| a) Public Housing Operating Fund | 5,217,795 | |
| A. Public Housing Capital Fund | 3,189,182 | |
| B. HOPE VI Revitalization | 0 | |
| C. HOPE VI Demolition | 0 | |
| D. Annual Contributions for Section 8 Tenant-Based Assistance | 13,128,402 | |
| E. Public Housing Drug Elimination Program (including any Technical Assistance funds) | 0 | |
| a) Resident Opportunity and Self-Sufficiency Grants | 0 | |
| b) Community Development Block Grant | 47,000 | Youth Program |
| c) HOME | 0 | |
| Other Federal Grants (list below) | 0 | |
| FSS Coordinator/Homeownership Grant | 118,000 | Coordinator Costs |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Capital Fund Program | 6,044,621 | See Attachments B & D |
| 3. Public Housing Dwelling Rental Income | | |
| Federal Low Rent Public Housing | 5,150,000 | Operations |
| | | |
| 4. Other income (list below) | | |
| Investment Income(Federal) | 35,000 | Operations |
| Other Income other than rent and interest. | 100,000 | Operations |
| 4. Non-federal sources (list below) | | |

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| State Low Rent Public Housing including MRVP vouchers | 1,407,000 | |
| Unrestricted Investment Income (State) | 7,500 | |
| | | |
| Total resources | 34,444,500 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 ©]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit:

No verification, other than mail notification of placement on the waiting list, is made at initial application for waiting lists which are open. Within six months of an applicant likely to receive an offer of a unit, an applicant will be notified in writing to schedule an appointment to commence the final application process including verification.

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)

Verification of preference claims or status

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

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

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

The agency is in the process of securing authorization to check federal records.

(2) Waiting List Organization

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

- The LHA will continue to use a community-wide list
- Sub-jurisdictional lists
- Other (describe)

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

- PHA Leasing and Occupancy Office, 285 Salem St. Lowell
- Each LRP Site
- 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?

Nine (9).

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)?

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

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 Leasing and Occupancy Office, 285 Salem St. Lowell
- 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)
- The Lowell Housing Authority website

(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
- Other:

In all cases the number of offers applies as if there was a single agency wide waiting list, irrespective of how many waiting lists a household is on.

In all cases anyone claiming status priority preferences and refusing the first offer, shall be placed into the non-preference (time and date) location on the waiting list.

For family applicants there is one offer only (verified medical exceptions are made).

For elderly applicants there can be three offers made.

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?

During the period of October 1, 2003 through September 30, 2004, 78% of all LRPB admissions were of families at 30% of median income or below. The remaining 22% admissions of LRPB families were between 31% and 80% of median income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

There are three classes of transfers – Administrative or emergency situations; over/under housed; and good cause. Good cause or tenant choice must be evaluated and approved. Emergency transfers have only one offer. All others can have two offers. Medical reasons are an exception to the limitation on offers.

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)
 - Involuntarily displaced from a dwelling unit in the municipality of Lowell
 - Residents required to move because of modernization.

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.

All Date and Time within the following ranked priorities –

Other preferences (select all that apply)

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

- #2. Working head of household or working spouse (who has averaged 20 hours of work a week for at least six months), or person 62 years old or older or a person unable to work because of the extent of their disability
- #3. A legal resident of Lowell or a person working in Lowell an average of 20 hours a week or more or a person with a job offer to work in Lowell with a minimum of 20 hours a week of work
- #4. A victim of domestic violence as verified by a Court or law enforcement agency.
- #5. A veteran as verified by the Department of Veteran Affairs

Note: Each of the preferences carries different weights which are added together for actual preference weighting. The maximum points which can be received is 600.

4. Relationship of preferences to income targeting requirements:

- The PHA will apply preferences within income tiers utilizing skipping patterns
- Not applicable

(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 Administrative Plan
- The LHA intends to develop briefing seminars and other visual and written materials for applicants
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists

Site based waiting lists were adopted in October 2002.

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional targeted marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing at targeted developments
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Temple Street (MA 1-7)

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
 - Rental history
 - Verification of preference claims or status

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)

The agency is in the process of securing authorization to check federal records.

e. Indicate what kinds of information you share with prospective landlords (select all that apply).

- Criminal or drug-related activity
- Other (describe below)
 - Tenant's Current Address
 - Name and Address of the Current Landlord
 - Name and Address of the Tenant's prior Landlord

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- 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)
 - Leasing & Occupancy Administrative Office

(3) Search Time

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

Extensions take into account whether the family has made due diligence in finding a unit, whether there are medical or other circumstances which have affected the family's ability to find a unit, a reasonable expectation that an extension will result in success, and whether a family has requested an extension previously.

(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?

During the period of October 1, 2003 through September 30, 2004, 98% of all Section 8 Vouchers issued were to families at 30% of median income or below. The remaining 2% were issued to families between 31% and 50% of median income.

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on.

If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

All Date and Time plus the following ranked priorities

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)
 - #1. Involuntarily displaced from a dwelling unit in the municipality of Lowell
 - #2. Households which reside within the City of Lowell and participate in a non-Federal subsidy program whom are at risk of displacement due to changes in the affordability requirements, administrative delivery system or level of subsidy available for specific programs.
 - #3. Working head of household or working spouse (who has averaged 20 hours of work a week for at least six months), or person 62 years old or older or a person unable to work because of the extent of their disability
 - #4. A legal resident of Lowell or a person working in Lowell an average of 20 hours a week or more or a person with a job offer to work in Lowell with a minimum of 20 hours a week of work
 - #5. A victim of domestic violence as verified by a Court or law enforcement agency.
 - #6. A veteran as verified by the Department of Veteran Affairs

Note: Each of the preferences carries different weights which are added together for actual preference weighting. The total number of points which can be earned is 600.

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 when the wait list is opened for two weeks or less

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:

(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)

(6) Project Based Section 8 Assistance Programs

The LHA intends to set aside up to 20% of its Section 8 vouchers for project based developments serving special needs and other families with urgent needs. The LHA intends to operate this PBA Program in accordance with Section 232 of the FY 2001 VA-HUD Appropriations Act; HUD's Guidance Materials; and any waivers or exceptions thereto that may be required. At this time, the LHA has identified 45 units of this authority that will be utilized in conjunction with the redevelopment of the Concord Meadows development as authorized under Massachusetts General Laws Chapter 193 of the Acts of 2000. All 45 of these rental units will be reserved for households with incomes in the 0-50% of Area Median Income (AMI) range.

In addition, 37 units will be designated as Project Based units at Redwood Terrace in Lowell, where approval has been granted through a waiver issued by HUD issued to select this development for Project Based Rental Assistance.

In September 2004, an RFP was issued to solicit proposals for Section 8 Project Based Rental Assistance. In December 2004, a Selection Committee awarded 36 Vouchers to various private developers in the City of Lowell for two, three and four bedroom units.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

Currently it is set at \$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

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

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

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

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

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

If at a subsequent period in time it is discovered that there was an unreported increase in income, there will be a retroactive calculation of the rent.

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?

Initially the focus will be on exploring the idea and then if feasible and desired, it will be implemented.

(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)

The LHA conducted a market study focusing on properties which were similar in type, amenities, location and condition.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

Funds are reserved in the ACC using the payment standard in effect when the LHA's application for a funding increment is approved. There is one payment standard for each fair market rent area within its jurisdiction, based on bedroom size. It is not less than 80% of the published FMRs (when payment standard is adopted) and not more than 110% of the FMR and the community wide accepted rent. The standards in effect in October 2004 are \$786 (0BR) \$941 (1BR), \$1,212 (2BR), \$1,447 (3BR), \$1,580 (4BR), \$1,817 (5+ BR). They can be adjusted by Affordability Adjustments which are developed annually.

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)

* Note that the LHA is exploring lower payment standards if HCV budget cutbacks continue.

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) Census tract 3114 is the only approved tract for the higher rent payment standard.

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

It is set at \$50 currently

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)]

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

Note: Even as a high performer, the LHA is choosing to provide information in this section.

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

As is common in Massachusetts, the Lowell Housing Authority manages both Federal and State funded and regulated housing developments. As much as permitted by regulation, the agency has combined regulations and operating procedures. The major areas in which procedures differ concern modernization programs (there is no formula funding of modernization for state aided developments) and changes issuing from the Quality Housing and Work Responsibility Act of 1998, such as preferences in admission.

The Agency has a five member Board of Commissioners, with one appointed by the Governor and the other four appointed by the city Manager of Lowell with City council concurrence. There is an Executive Department including senior staff of a Chief Executive Officer/Executive Director. Division Directors and staff of the Leasing & Occupancy Dept. are also included in the Executive Department. There is one other department, the Facilities Management Department . This is headed by a Deputy Director.

B. HUD Programs Under PHA Management

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

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Federal Public Housing | 1,638 | 16 |
| State Public Housing | 231 | N/A |
| Section 8 Vouchers | 1246 | 62 |
| Section 8 Certificates | Combined with vouchers | N/A |
| Section 8 Mod Rehab | 0 | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | 0 | N/A |
| Public Housing Drug Elimination Program (PHDEP) | Discontinued N/A | N/A |
| Other Federal Programs | | |
| New Approach Anti-Drug Program | N/A | NA |
| ROSS Supportive | 1,422 | N/A |

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---------------------|---|--------------------------|
| Services Program | | |
| CDBG Youth Programs | 350 | N/A |

C. Management and Maintenance Policies

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

Public Housing Maintenance and Management: (list below)

- Low Rent Public Housing Administrative Plan
- Equal Opportunity Housing Plan
- Collective Bargaining Agreement
- Pet Policies
- Grievance Procedure
- Criminal Offender Record Information Policy
- Annual Reexamination Review for Federal Projects
- Model Safety Policy
- Rent Collection Policy
- Investment Policy
- Waterbed Policy
- Air Conditioning Policy
- Fence Policy
- Eviction Procedure
- Fire Damaged Apartment Policy
- Employee Privacy Policy
- Disposition Policy
- Capitalization Policy
- Procurement Policy
- Personnel Policy

- By-Laws of the Authority
- Inventory Control Policy
- Rental and Occupancy Policy
- LEP Policy
- Pest Eradication Policy (See Attachment M)
- Community Service Policy
- Policy and Procedures for Physical Inspections (See Attachment N)

Section 8 Management: (list below)

- Section 8 Administrative Plan
- Family Self-Sufficiency Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachments B, C and D.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

1-12, 1-14 Scattered Sites

1-3 Bishop Markham

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:

Note: The LHA has developed a mixed financing plan for a State-aided public housing development which anticipates use of some Federal resources including relocation resources. It also intends to explore the use of bond financing for the acquisition, development and redevelopment of housing including one or more of its LRPB developments.

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:

It is developing a triplex (3 units) of LRPB as part of George Flanagan (MA 1-2) scheduled for completion in December 2004.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: 82-96 Lewis Street, and 27-45 O'Brien Terrace, Lowell |
| 1b. Development (project) number: MA06P001001 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved : (4/30/2004) |
| 5. Number of units affected: 18 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 10/05 b. Projected end date of activity: 12/06 |

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

| Designation of Public Housing Activity Description | |
|---|---|
| 1a. Development name: | Bishop Markham Village |
| 1b. Development (project) number: | MA 1-3 |
| 2. Designation type: | Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> 75:25 |
| 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 checked="" type="checkbox"/> |
| 4. Date this designation planned for submission: | <u>8/31/06</u> |
| 5. If approved, will this designation constitute a (select one) | <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: | 399 |
| 7. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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.

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

1. 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.)

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the HCV 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:

These are delineated in the Section 8 Administrative Plan and will be further elaborated as the program is developed.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

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

If yes, what was the date that agreement was signed? 11/6/2000

The Lowell Housing Authority has coordinated a cooperative agreement with the Department of Transitional Assistance. We have developed a good working relationship through which we are able to obtain information for income verification, service availability, and client sanctioning actions.

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 LHA intends to explore additional avenues of cooperation in the coming year.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

| Services and Program | | | | |
|--|-----------------------|---|--|---|
| 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) |
| Computer Lab Public Access | 10 | Ongoing M – F 10 - 12 | Mercier Center | FSS/PH |
| Middlesex Community College (Degree and Certificate Programs) | | As needed | Off site | FSS/PH |
| University of MA at Lowell (Degree Programs) | | As needed | Off site | FSS/PH |
| Lowell Adult Education (ESL and GED Programs) | | As needed | Off Site | FS/PH |
| Earned Income Tax Credit Program | | January – April 15th | Mercier Center LHA Casey Family Ser. IRS | FSS/PH Low Income Residents of The City. |
| Free Income Tax Preparation/EFILE | | January – April 15 th | Mercier Center LHA Casey Family Ser. IRS | FSS/PH Low Income Residents of The City. |
| Middlesex Community College Links Program | | Spring & Fall | MCC Bedford Campus | FSS/PH |
| Resme Development & Employment Programs | | Ongoing | FSS Department | FSS/PH |
| Access to Jobs Joint Employment Program (D'Youville Senior Care, Coalition for a Better Acre, Lowell Boy's & Girl's Club, The Club | 6 - 10 | Ongoing | Worksites throughout the City of Lowell. | PH |
| SuitAbility (Business Clothing) | | As needed | Off site | FSSPH |
| New Beginnings (Computer Training and Budgeting) | | As needed | Westminster Village/Lowell | FS/PH |
| Financial Literacy Seminar | 30 | Voluntary | Mercier Center LHA Casey Family | FSS/PH |

| Services and Program | | | | |
|--|-----------------------|--|--|---|
| 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) |
| | | | Enterprise Bank | |
| FSS FLEET Loan Program | 3 | Voluntary | Consumer Credit FSS/Fleet Bank | FSS |
| Breast Cancer Awareness Seminar | 20 | Ongoing | FSS | PH & S8 |
| Informational Employment Opportunities (FSS Staff) | 30 | Voluntary Ongoing | FSS Department | FSS/PH |
| Credit Counseling and Repair Seminar (FSS Staff) | 50 | Voluntary Ongoing | FSS Department | FSS/PH |
| Homeownership Opportunities & Applications (FSS Staff) | Ongoing | Voluntary Ongoing | FSS Department | FSS/PH |
| First Time Homebuyer Programs (Merrimack Valley Housing Partnership) | 60 | Voluntary Ongoing | Off Site | FSS/PH |
| Homebuyer Assistance (RFDC) | 60+ | Voluntary | FSS Department | FSS/PH |
| Work Readiness Certification Program | 4 | As needed Ongoing | Middlesex Comm. College | PH & S8 |
| Voter Registration | 100 | Ongoing | FSS Dept. | PH & S8 |
| SHIFT | 15 | Monthly | Community Teamwork Inc. | PH & Section 8 |
| Lowell Housing Authority's Transitional Housing Pro. | 10 | Ongoing | LHA | PH |
| Financial Literacy Program | 25 | Bi weekly | Mercier Center | PH |
| LHA Newsletter | 1,800 | Quarterly | FSS Dept. | PH |
| LHA Provider's Network | 15 | Quarterly | FSS Dept. | PH & S8 |

| Services and Program | | | | |
|---|----------------|---|---|--|
| 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) |
| Public Housing Resident Counsel FSS Seminars | | As needed - ongoing | Resident Council Community Rooms | PH |
| Driver's Education Program Spanish and English | 6 | As needed | Casey Family and LHA | |
| Boy's & Girl's Club Satellite Pro | 100 | Daily | Youth Activities | PH |
| Youth Activities Scholarship Program | 15 | | | PH & S8 |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|---|---|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: 1/1/2004) |
| Public Housing | N/A | N/A |
| Section 8 | 50 | 51 |

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

The PHDEP program has been discontinued and rolled into the Capital Fund Program

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)
There are a few perceived problems in one family development and two elderly developments

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

North Common, Bishop Markham, Archambault Towers, George Flanagan

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)
 - Police Substation

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

North Common, Bishop Markham, Archambault Towers, George Flanagan

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)
 - Fingerprinting

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

North Common, George Flanagan, Bishop Markham, Archambault Towers, Scattered Sites, Archie Kenfick Manor (State program)

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: No attached plan

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The LHA has two separate pet policies. See Attachment J.

The Elderly Developments Pet Policy permits household pets. In general the regulation permits licensed, neutered pets such as a dog, cat, bird, fish, rodent or turtle which are registered with the LHA. In addition, the policy permits the Authority to intervene when pets are neglected or cause problems to the property or other tenants.

The Family Developments Pet Policy permits licensed, neutered pets such as a dog, cat, bird, fish, rodent or turtle which are registered with the LHA. No pets with a profile of aggression (Doberman Pinchers, Rotweilers etc.) or a danger to others (such as poisonous snakes etc.) are permitted at all in any family units. The pet cannot exceed 20 pounds in one weight and families are limited to one dog or cat per family.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
 - Assessments of sub-population markets and neighborhood markets.
 - Not-for-Profit management of disabled developments using Section 8 certificates in a project based new development.
 - Supportive service contracts to third party providers for on site service programs and development of neighborhood service centers within developments.
 - Consolidation of all financial accounting under GAAP and the development of asset value of LHA holdings and the potential leverage of these for development of new affordable housing.
 - Development of personnel assets through tuition credits and reimbursements, training opportunities and through increasing skill standards for new hires.
 - Exploration of bond financing for the redevelopment of existing LRPH projects and/or the acquisition/development of replacement mixed income housing.
 - The Lowell Housing Authority has begun to take steps to ensure compliance with RIM Review Audits. For the Public Housing Program, it has revised its interim and recertification processes and advanced its procedures for acquiring third party verification. (See Attachment O). In addition, staff will attend a training seminar that provides background on the RIM process and information on verification, documentation and quality control. It is hoped that through these measures it will vastly reduce findings in its RIM Reviews.

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 ®]

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 I

Provided below:

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

See Attachment I

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

Note: Selection of RAB members is described in Attachment H

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.)

The resident councils at each development submit one but no more than three names and these are then forwarded to the City Manager who after interviews, selects a resident who is then approved by City Council.

3. Description of Resident Election Process

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing only)

Representatives of all PHA resident and assisted family organizations

Other (list)

Ms. Constance Achin, a resident of Archie Kenfick Manor, is the Tenant Representative on the Board of Commissioners and her current 5 year term expires 12/28/05.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Lowell

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)
 - Developing assisted living opportunities for the elderly
 - Expanding affordable housing opportunities in the region
 - Deconcentrating poverty concentrations, reducing poor housing conditions, especially in the Acre, where the LHA has its largest public housing concentrations.
 - Supporting the development of alternative housing opportunities with specialized services for the disabled through project based HCV programs

Other: (list below)

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

- Use of HOME and CDBG funds to expand the supply of affordable housing in the region.
- Use of HOME funds to partner with the LHA in the development of Project Based Section 8 housing.
- Use of HOME and CDBG funds to partner with the LHA in the provision of supportive services and housing opportunities for persons of extremely low income.
- Use of CDBG funds to operate youth programs with the LHA.
- Coordination of CDBG and HOME funding for lead based paint removal and remediation.
- Use of CDBG and HOME funds to stabilize the neighborhoods in which there is an excessive concentration of poverty, including some in which there are LHA developments.

D. Other Information Required by HUD

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

1. Follow-up plan to the Resident Survey and Satisfaction Survey

The Resident survey results for FY 2004 have been published and we received a score of 9 out of a possible 10 points. The LHA continues to take action to develop and implement policies for the benefit of our residents and intends to continue to follow actions to address issues raised in the FY 2004 survey.

- A staff person has been assigned to work with Resident Councils to conduct meetings/surveys to ascertain areas of concern/dissatisfaction.
- To enhance communication management staff is encouraged to attend and support resident organization meetings.
- A greater emphasis has been placed on the Implementation Plan, (Quarterly Newsletters, RAB Meetings, Postings, etc., will be publicized and site specific). Property Managers and their staff will work to ensure residents are aware of the importance of completing and returning the Resident Satisfaction Survey.
- Residents are encouraged to help maintain common areas and hallways clean and free of debris.
- Residents are urged to report residents who violate and/or visitors who dirty or deface common areas and hallways.
- Aggressively pursue preventative maintenance programs by encouraging residents to report small problems before they escalate into major maintenance problems.
- In addition weekly development tours are conducted by management staff to identify and address problem areas such as common areas, parking areas, yards, lighting, etc.
- Maintain the current pest control procedure.
- Purchase additional equipment to combat graffiti throughout the developments.
- In addition to in-house labor, pursue the services of residents fulfilling their community service obligations to distribute important fliers/notices in person and on a timely basis.
- Developed and implemented a Fence Policy to standardize the use of exterior fencing.
- Developed and implemented an Air Conditioner Policy common to all developments to address safety and well being of residents.
- Increase frequency of parking lot tours to address abandoned and/or illegally parked vehicles.
- Aggressively pursue eviction of lease violation of resident responsibilities.
- Video surveillance cameras have been installed in four developments and we are in the process of installing these cameras in our two largest developments, North Common Village and Bishop Markham Village. The cameras help us to identify visitors (wanted and unwanted). The information we gather is sometimes used in conjunction with police investigations to identify and deter criminal activity. The surveillance systems already in place have contributed to the safety and security of our developments and neighborhoods.
- Provide office space for police precinct and encourage residents to report concerns to police officer on duty as well as property managers.
- Initiated an "Officer Friendly" program where LHA police tour our developments and introduce themselves, get to know our residents and offer assistance.
- Expanded resident communications by implementing a phone bank with Public Safety staff, making day and evening phone calls to our residents, gathering information for surveys and explaining Public Safety programs.
- Surveyed and addressed all resident parking areas for adequate lighting.

2. LHA Progress in Meeting the Mission and Goals Described in the Agency Five Year Plan

See Attachment K.

3. Basic Criteria used in Determining Substantial Deviation

The LHA has determined that a substantial deviation will only occur if a formal vote of the Board of Commissioners is required for any changes to the Low Rent Public Housing Administrative Plan and the Section 8 Administrative Plan.

4. Basic Criteria used in Determining a Significant Amendment or Modification

The LHA has determined that a significant amendment or modification will only occur if a formal vote of the Board of Commissioners is required for any changes to the Capital Fund Plan or the Drug Elimination Plan which has a budgetary consequence greater than 25% and which requires a vote of the Board of Commissioners. In addition, any plan to implement a decision to demolish or dispose of a development or to designate a development as elderly only or disabled only, which already requires a hearing and Board approval process as well as HUD approval, will be considered a significant amendment or modification to the PHA Plan.

5. Follow – Up Plan for Addressing Exigent Health and Safety deficiencies: (As per HUD/REAC letter 6-23-05)

LHA has applied the general rules of Preventative Maintenance to address health and safety issues.

Property Managers tour properties and formulate written weekly site inspection reports and in turn generate work orders to correct the deficiencies found.

The Maintenance Staff will receive continuous training to recognize problems and has been instructed to report all deficiencies as they observe them.

To insure all deficiencies that create health and safety problems are given top priority and are corrected immediately an independent supervisor has been assigned to re-inspect 100 % of all health and safety discrepancies.

The LHA quality control inspector in addition to his regularly scheduled inspections does periodic spot checks of all common areas and files a written report to the Property Manager and the Executive Director requesting corrections be made.

The LHA quality control inspector re-checks all previously reported deficiencies to insure correction has been completed.

ATTACHMENTS

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

List of Attachments

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2000-2003 Capital Fund Program Annual & Replacement Housing Fund Statement
- C. FY 2004 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2005 Capital Fund Program Annual & Replacement Housing Fund Statement
- E. Most Recent Board-approved Operating Budget

Optional Attachments:

- F. Capital Fund Program 5 Year Action Plan
- G. LHA Staffing and Org Chart
- H. RAB Membership List
- Other (List below, providing each attachment name)
 - I. Comments of Resident Advisory Board or Boards
 - J. Pet Policies
 - K. Progress Report (Year Five)
 - L. Assessment of Site Based Waiting List Demographics
 - M. Pest Control Policy
 - N. Policy and Procedures for Physical Inspections
 - O. Administrative Plan Amendment
 - P. Certifications

Attachment A: Deconcentration Analysis and Admissions Policy for De-Concentration

| Site | Average | | | Avg Income Per Development | Does LHA Develop Fall b/w Ranges |
|----------------|----------------------|--|--|----------------------------|----------------------------------|
| | Total PHA Avg Income | 85% of PHA Wide Avg Income (Avg x .85) | 115% of PHA Wide Avg Income (Avg x 1.15) | | |
| MA 1-1 | 15,274 | 12,983 | 17,565 | 14,097 | Yes |
| MA 1-2 | 15,274 | 12,983 | 17,565 | 14,917 | Yes |
| MA 1-7 | 15,274 | 12,983 | 17,565 | 25,131 | No |
| MA 1-12 | 15,274 | 12,983 | 17,565 | 20,153 | No |
| MA 1-14 | 15,274 | 12,983 | 17,565 | 18,794 | No |

MA 1-7 Average falls above range
MA 1-12 Average falls above range
MA 1-14 Average falls above range

The PHA has reviewed the analysis and has determined that its admissions preferences in its deconcentration policy will address the situations at Harold Hartwell Court (MA 1-7) and Scattered Sites (MA 1-12, 1-14). The LHA will monitor it quarterly and if the situation remains it will review the skipping technique ensuring that households with incomes below the combined average will be given first preference for vacancies at both of these developments.

The following is an extract from the Low Rent Public Housing Administrative Plan, approved by the Board on April 10th, 2001 which applies to this issue:

Policies on Selection and Admission of Applicants from Waiting List

Subsequent to verification of the information provided in the full application, LHA will group the applications into two tiers.

Tier 1 will include all applicants with incomes that do not exceed 30 % of median income for the Lowell area (NOTE: Families in this income category are termed Extremely Low-Income (ELI) families).

Tier 2 will include all applicants with incomes that exceed 30 % of median income but do not exceed 80 % of median income for the area (Such families are termed Low-Income Families).

Within each tier, families with local preferences will be listed first. Those preference-holders meeting the ranking preference described in Chapter 4. B. will be listed first by

earliest date of pre-application, followed by preference-holders not meeting the ranking preference ordered by earliest date of pre-application.

In order to assure that the statutory income-targeting requirement that “not less than 40 % of the families admitted to a PHA’s LRP program during the PHA fiscal year from the PHA waiting list be ELI families”, 4 of the initial 10 referrals to briefings shall be families on the waiting list who are Tier I families and 6 of the initial 10 referrals to briefings shall be Tier 2 families that are preference-holders. If there is not a sufficient number of Tier 2 preference-holders, one or more of the referrals which were to be initially Tier 2 families will Tier I preference-holders.

In addition, if the agency’s deconcentration analysis indicates that there are any developments which require targeted selection of below average or above average income families then a further tiering of applications will be done.

Tier 3 will include all covered applicants whose incomes are less than 85% of the average income of all covered families.

Tier 4 will include all covered applicants whose incomes are more than 115% of the average income of all covered families.

As units become available for any covered development under the deconcentration analysis, then in addition to the targeting tiers and procedures, skipping will be applied to admit only those applicants who are also in Tier 3 or Tier 4 as may be required.

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|-------------|---|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement # <u> </u> | |
| Performance and Evaluation Report for Period Ending: | | | | <input checked="" type="checkbox"/> Final Performance and Evaluation Report | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Revised (5) | Revised (6) | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | 0 | 0 | 0 |
| | 1406 Operations | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements Soft Costs | 168,516 | 168,516 | 168,516 | 168,516 |
| | Management Improvements Hard Costs | 0 | 0 | 0 | 0 |
| 4 | 1410 Administration | 361,938 | 361,938 | 361,938 | 361,938 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 165,000 | 165,000 | 165,000 | 165,000 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 2,843,594 | 2,843,594 | 2,843,594 | 2,843,594 |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 0 | 0 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 0 | 0 | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 49,661 | 49,661 | 49,661 | 49,661 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|---|---|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement # <u> </u> | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | | | <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Revised (5) | Revised (6) | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | 30,678 | 30,678 | 30,678 | 30,678 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | 0 |
| 19 | 1502 Contingency | 0 | 0 | 0 | 0 |
| | Amount of Annual Grant: (sum of lines. . .) | 3,619,387 | 3,619,387 | 3,619,387 | 3,619,387 |
| | Amount of line XX Related to LBP Activities | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Security – Soft Costs | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Security – Hard Costs | 0 | 0 | 0 | 0 |
| | Amount of line XX related to Energy Conservation Measures | 0 | 0 | 0 | 0 |
| | Collateralization Expenses or Debt Service | 0 | 0 | 0 | 0 |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|--|-------------------|---|----------------------|------------------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150100 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2000 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Funds Obligated | Funds Expended | | |
| HA/wide | Operations | 1406 | all | | 0 | | 0 | | |
| HA/wide | Management Improvements | 1408 | all | | 168,516 | | 168,516 | Complete | |
| HA/wide | Admin. Salaries – Benefits - CFP | 1410 | all | | 361,938 | | 361,938 | Complete | |
| HA/wide | A/E Contracts-Consultant Services | 1430 | all | | 165,000 | | 165,000 | Complete | |
| HA/wide | Non-dwelling Equipment Truck for Rehab Crew, Equipment and Tools | 1475 | All | | 49,661 | | 49,661 | Complete | |
| HA/wide | Relocation Costs for MA 1-5 and MA 1-12/MA 1-14 | 1495.1 | | | 30,678 | | 30,678 | Complete | |
| MA 1-5/FNM | Kitchen/Bathroom Renovations | 1460 | 112 units | | 2,179,076 | | 2,179,076 | Complete | |
| MA 1-1/NCV | Heating Repairs/Vacuum Pumps | 1460 | 524 units | | 118,441 | | 118,441 | Complete | |
| MA 1-12/ Scattered Sites | Unit Refurbishment/Forced Labor Account-Materials for Units Designed and Supervised by LHA Staff | 1460 | 45 units | | 325,595 | | 325,595 | Complete | |
| MA 1-14/Scattered Sites | Unit Refurbishment/Forced Labor Account-Materials for Units Designed and Supervised by LHA Staff | 1460 | 60 units | | 220,482 | | 220,482 | Complete | |
| | TOTAL | | | | 3,619,387 | | 3,619,387 | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|---|---|---------|--------|----------------------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150100 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2000 |
| 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 1408 | 9/30/02 | | | 1/30/04 | | | |
| HA/wide 1410 | 9/30/02 | | | 1/30/04 | | | |
| HA/wide 1430 | 9/30/02 | | | 1/30/04 | | | |
| HA/wide 1475 | 9/30/02 | | | 1/30/04 | | | |
| HA/wide 1495.1 | 9/30/02 | | | 1/30/04 | | | |
| MA 1-5/FNM | 9/30/02 | | | 1/30/04 | | | |
| MA 1-1/NCV | 9/30/02 | | | 1/30/04 | | | |
| MA 1-12/ Scattered Sites | 9/30/02 | | | 1/30/04 | | | |
| MA 1-14/ Scattered Sites | 9/30/02 | | | 1/30/04 | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150100 | | | Federal FY of Grant: 2000 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements Soft Costs | 0 | | | |
| | Management Improvements Hard Costs | 0 | | | |
| 4 | 1410 Administration | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | 0 | | | |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |

Attachment B: Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

| | | | | | |
|---|---|---|--|--|------------------------------|
| Annual Statement/Performance and Evaluation Report | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150100 | | | Federal FY of Grant: 2000 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| 18 | 1499 Development Activities | 33,868 | | | |
| 19 | 1502 Contingency | 0 | | | |
| | Amount of Annual Grant: (sum of lines) | 33,868 | | | |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150100 | | | | Federal FY of Grant: 2000 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA/Wide | Replacement Housing | 1499 | All | 33,868 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL | | | 33,868 | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|-----------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> | | | | | |
| Performance and Evaluation Report for Period Ending:01/18/05 <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| | 1406 Operations | 300,000 | 300,000 | 300,000 | 300,000 |
| 3 | 1408 Management Improvements Soft Costs | 200,000 | 201,948 | 201,948 | 201,948 |
| | Management Improvements Hard Costs | | | 0 | 0 |
| 4 | 1410 Administration | 370,135 | 370,135 | 370,135 | 370,135 |
| 5 | 1411 Audit | | | 0 | 0 |
| 6 | 1415 Liquidated Damages | | | 0 | 0 |
| 7 | 1430 Fees and Costs | 188,270 | 188,270 | 188,270 | 188,270 |
| 8 | 1440 Site Acquisition | | | 0 | 0 |
| 9 | 1450 Site Improvement | 280,094 | 298,430 | 298,430 | 298,430 |
| 10 | 1460 Dwelling Structures | 1,922,088 | 1,910,482 | 1,910,482 | 1,910,482 |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 5869 | 0 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 70,262 | 70,262 | 70,262 | 70,262 |
| 13 | 1475 Nondwelling Equipment | 355,359 | 352,550 | 352,550 | 352,550 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|-----------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:01/18/05 <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | 9274 | 9274 | 9274 | 9274 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| | Amount of Annual Grant: (sum of lines. . .) | 3,701,351 | 3,701,351 | 3,701,351 | 3,701,351 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security – Soft Costs | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | |
| | Amount of line XX related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

HUD 50075

| |
|---|
| Annual Statement/Performance and Evaluation Report |
|---|

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
|--|--|-------------------|---|----------------------|---------|--------------------|------------------------------|-------------------------|
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150101 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 | |
| HA/wide | Operations | 1406 | all | 300,000 | 300,000 | 300,000 | 300,000 | complete |
| HA/wide | FSS Programs and Services-Training-Security | 1408 | all | 200,000 | 201,948 | 201,948 | 201,948 | complete |
| HA/wide | Administration | 1410 | all | 370,135 | 370,135 | 370,135 | 370,135 | complete |
| HA/wide | A/E Contracts-Consultant Services | 1430 | all | 188,270 | 188,270 | 188,270 | 188,270 | complete |
| HA/wide | Site Improvements-Sidewalks, Parking, Green Space, Fencing | 1450 | all | 84,154 | 103,985 | 103,985 | 103,985 | complete |
| HA/wide | Dwelling Equipment-Stoves, Refrigerators, Air Conditioning | 1465.1 | all | 5,869 | 0 | 0 | 0 | |
| HA/wide | Computer Equipment | 1475 | all | 0 | 0 | 0 | 0 | deferred |
| HA/wide | Relocation for Rehab of Units at All Developments | 1495.1 | all | 9,274 | 9,274 | 9,274 | 9,274 | complete |
| HA/wide | Contingency | 1502 | all | | | | | deferred |
| N.C.V. 1-1 | Site work mailboxes for walkup buildings | 1450 | 524units | 225,000 | 194,445 | 194,445 | 194,445 | complete |
| Bishop Markham Village/MA 1-3 | Congregate Rehab | 1460 | 20 units | 163,767 | 193,453 | 193,453 | 193,453 | On-going in 2002 budget |
| N.C.V. 1-1 | Demolition | 1485 | 2-bldgs. | 0 | 0 | 0 | 0 | deferred |
| G.W.F. 1-2 | New Canopy Over Loading Dock | 1470 | 1-bldg. | 47,289 | 47,289 | 47,289 | 47,289 | complete |
| G.W.F. 1-2 | Office Space-Property Manager | 1470 | 166-units | 22,973 | 22,973 | 22,973 | 22,973 | complete |

Annual Statement/Performance and Evaluation Report

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
|--|---|-------------------|---|----------------------|-----------|--------------------|------------------------------|------------------|
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150101 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 | |
| Scattered Site Housing/ MA 1-12 | Unit Rehab | 1460 | 45 units | 318,321 | 299,359 | 299,359 | 299,359 | Completed |
| Scattered Site Housing/ MA 1-12 | Roof Replacement | 1460 | 12 bldgs. | 250,000 | 250,000 | 250,000 | 250,000 | completed |
| Scattered Site Housing/ MA 1-14 | Unit Rehab | 1460 | 60 units | 325,000 | 177,670 | 177,670 | 177,670 | completed |
| Scattered Site Housing/ MA 1-14 | Roof Replacement | 1460 | 18 bldgs. | 250,000 | 250,000 | 250,000 | 250,000 | completed |
| MA 1-3 B.M.V | Replace Trash Compactors | 1475 | 9 bldgs. | 279,213 | 279,213 | 279,213 | 279,213 | completed |
| MA 1-5 F.N.M | Replace Trash Compactors | 1475 | 1 bldg. | 50,764 | 50,764 | 50,764 | 50,764 | completed |
| MA 1-6 D.A.T | Replace Trash Compactors | 1475 | 1 bldg. | 25,382 | 22,573 | 22,573 | 22,573 | completed |
| MA 1-1 N.C.V | Intercom System for All Walkup Buildings | 1460 | 13 bldgs. | 200,000 | 325,000 | 325,000 | 325,000 | completed |
| MA 1-2 G.W.F. | Hot Water System | 1460 | 166 units | 125,000 | 125,000 | 125,000 | 125,000 | completed |
| MA 1-5 F.N.M. | Replace Heating System | 1460 | 112 units | 290,000 | 290,000 | 290,000 | 290,000 | completed |
| Totals | | | | 3,701,351 | 3,701,351 | 3,701,351 | 3,701,351 | 100% complete |

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|---|---|---------|----------|----------------------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150101 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 1406 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1408 | 9/30/03 | | | 09/30/05 | | 30/31/05 | COMPLETED |
| HA/wide 1410 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1430 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1450 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1460 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1465.1 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1470 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1475 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| HA/wide 1495.1 | 9/30/03 | | | 09/30/05 | | 03/31/05 | COMPLETED |
| | | | | | | | |
| | | | | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150101 | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements Soft Costs | 0 | | | |
| | Management Improvements Hard Costs | 0 | | | |
| 4 | 1410 Administration | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | 0 | | | |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|--|---------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150101 | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| 18 | 1499 Development Activities | 34,621 | | 34,621 | 34,621 |
| 19 | 1502 Contingency | 0 | | | |
| | Amount of Annual Grant: (sum of lines) | 34,621 | | 34,621 | 34,621 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150101 | | | | 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 | | |
| HA Wide | Replacement Housing | 1499 | All | 34,621 | | 34,621 | 34,621 | In Progress | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | TOTAL | | | 34,621 | | 34,621 | 34,621 | | |

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|-----------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| | 1406 Operations | 150,000 | 150,000 | | |
| 3 | 1408 Management Improvements Soft Costs | 280,000 | 290,686 | 290,686 | 290,686 |
| | Management Improvements Hard Costs | | | 0 | 0 |
| 4 | 1410 Administration | 361,557 | 361,557 | 361,557 | 361,557 |
| 5 | 1411 Audit | | | 0 | 0 |
| 6 | 1415 Liquidated Damages | | | 0 | 0 |
| 7 | 1430 Fees and Costs | 250,000 | 236,105 | 236,105 | 236,105 |
| 8 | 1440 Site Acquisition | | | 0 | 0 |
| 9 | 1450 Site Improvement | 75,000 | 192,281 | 192,281 | 192,281 |
| 10 | 1460 Dwelling Structures | 2,004,012 | 1,486,799 | 1,486,799 | 1,160,915 |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 5000 | 0 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 465,000 | 889,993 | 889,993 | 889,993 |
| 13 | 1475 Nondwelling Equipment | 10,000 | 0 | 0 | 0 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|--|---|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement # <u> </u> | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:03/31/05 | | | <input type="checkbox"/> Final Performance and Evaluation Report | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | 15,000 | 8,148 | 8,148 | 8,148 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| | Amount of Annual Grant: (sum of lines. . .) | 3,615,569 | 3,615,569 | 3,465,569 | 3,139,685 |
| | Amount of line XX Related to LBP Activities | | | 96% obligated | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security – Soft Costs | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | _____ |
| | Amount of line XX related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA/wide | Operations | 1406 | all | 150,000 | 150,000 | 0 | 0 | |
| HA/wide | Management Improvements FSS Programs and Services | 1408 | all | 280,000 | 290,686 | 290,686 | 290,686 | Completed |
| HA/wide | Admin. Salaries – Benefits - CFP | 1410 | all | 361,557 | 361,557 | 361,557 | 361,557 | completed |
| HA/wide | A/E Contracts-Consultant Services | 1430 | all | 250,000 | 236,105 | 236,105 | 236,105 | completed |
| HA/wide | Site Improvements-Sidewalks, Parking, Green Space, Fencing | 1450 | all | 75,000 | 192,281 | 192,281 | 192,281 | complete |
| HA/wide | Dwelling Equipment-Stoves, Refrigerators, Air Conditioning | 1465.1 | all | 5000 | 0 | 0 | 0 | deferred |
| HA/wide | Computer Equipment | 1475 | all | 10,000 | 0 | 0 | 0 | Deferred to 2003 budget |
| HA/wide | Relocation for Rehab of Units at All Developments | 1495.1 | all | 15,000 | 8,148 | 8,148 | 8,148 | completed |
| HA/wide | Contingency | 1502 | all | 0 | 0 | 0 | 0 | |
| North Common Village/ MA 1-1 | Heating System Conversion | 1460 | 524 units | 0 | 0 | | | Deferred to 2003 Budget |
| North Common Village/MA 1-1 | Roof Replacement (final building) | 1460 | 2-bldgs. | 0 | 0 | 0 | 0 | Deferred |
| George Flanagan Development/MA 1-2 | Maintenance and Utility Building | 1470 | all | 465,000 | 608,682 | 608,682 | 608,682 | completed |
| Bishop Markham | Heating Conversion and Upgrade | 1460 | 9-bldgs. | 40,850 | 40,850 | 40,850 | 40,850 | completed |

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|--|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| Village/MA 1-3 | | | | | | | | |
| Bishop Markham Village/MA 1-3 | Convert Units to Handicapped | 1460 | 12 units | 300,000 | 334,209 | 334,209 | 334,209 | On-going |
| Bishop Markham Village/MA 1-3 | Refurbish Complete Congregate Space | 1460 | 20 units | 650,000 | 722,202 | 722,202 | 396,318 | Contract Awarded |
| Fr. Norton Manor/ MA 1-5 | Roof Replacement | 1460 | 112 units | 331,851 | 265,000 | 265,000 | 265,000 | completed Transferred from 2003 Budget |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|------------------|--------------------|------------------------------|---|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| Dewey Archambault Towers/MA 1-6 | Front Lobby Rehab | 1470 | 189 units | 281,311 | 281,311 | 281,311 | 281,311 | Completed Transferred from 2003 Budget |
| Dewey Archambault Towers/MA 1-6 | Hot Water Conversion | 1460 | 189 units | 0 | 0 | 0 | 0 | Deferred to Future Budget |
| Scattered Site Housing/MA 1-12 | Complete Rehab of Units | 1460 | 45 units | 200,000 | 124,538 | 124,538 | 124,538 | completed |
| Scattered Site Housing/ MA 1-14 | Complete Rehab of Units | 1460 | 60 units | 200,000 | 0 | 0 | 0 | Deferred to Future Budget |
| TOTALS: | | | | 3,615,569 | 3,615,569 | 3,465,569 | 3,139,685 | |

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|---|---|---------|--------|----------------------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 |
| Development Number Name/HA-wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA/wide 1406 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1408 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1410 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1430 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1460 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1465.1 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1470 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1475 | 9/30/04 | | | 9/30/06 | | | |
| HA/wide 1495.1 | 9/30/04 | | | 9/30/06 | | | |
| | | | | | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------|-------------------|------------------------------|
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150102 | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements Soft Costs | 0 | | | |
| | Management Improvements Hard Costs | 0 | | | |
| 4 | 1410 Administration | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | 0 | | | |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| Annual Statement/Performance and Evaluation Report | | | | | |

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | | |
|---|---|---|--|---------------|------------------------------|--|
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150102 | | | Federal FY of Grant: 2002 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| 18 | 1499 Development Activities | 39,716 | | 39,716 | 39,716 | |
| 19 | 1502 Contingency | 0 | | | | |
| | Amount of Annual Grant: (sum of lines) | 39,716 | | 39,716 | 39,716 | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |

Annual Statement/Performance and Evaluation Report

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
|--|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150102 | | | | Federal FY of Grant: 2002 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Funds Obligated | Funds Expended | | |
| HA Wide | Replacement Housing | 1499 | All | 39,716 | | 39,716 | 39,716 | In Progress | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | TOTAL | | | 39,716 | | | | | |

Annual Statement/Performance and Evaluation Report

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------|-------------------|------------------------------|
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 125,000 | 125,000 | 0 | 0 |
| 3 | 1408 Management Improvements Soft Costs | 200,000 | 200,598 | 200,598 | 200,598 |
| | Management Improvements Hard Costs | 0 | 0 | 0 | 0 |
| 4 | 1410 Administration | 288,819 | 288,819 | 288,819 | 137,463 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 200,000 | 200,000 | 187,817 | 187,817 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 200,000 | 200,000 | 82,769 | 82,769 |
| 10 | 1460 Dwelling Structures | 782,361 | 882,361 | 657,361 | 26,313 |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 25,000 | 24,402 | 2,999 | 2,999 |
| 12 | 1470 Nondwelling Structures | 94,012 | 94,012 | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 948,000 | 848,000 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |

HUD 50075

| |
|---|
| Annual Statement/Performance and Evaluation Report |
|---|

Attachment B: Annual Statement/Performance and Evaluation Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|--|---|---|-----------|-------------------|------------------------------|
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | 25,000 | 25,000 | 5,855 | 5,855 |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1502 Contingency | 0 | | | |
| | Amount of Annual Grant: (sum of lines . . .) | 2,888,192 | 2,888,192 | 1,462,218 | 643,814 |
| | Amount of line XX Related to LBP Activities | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Security – Soft Costs | 0 | 0 | 0 | 0 |
| | Amount of line XX Related to Security – Hard Costs | 0 | 0 | 0 | 0 |
| | Amount of line XX related to Energy Conservation Measures | 0 | 0 | 0 | 0 |
| | Collateralization Expenses or Debt Service | 0 | 0 | 0 | 0 |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|-----------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No: | | | | 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 Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA/wide | Operations | 1406 | all | 125,000 | 125,000 | 0 | 0 | |
| HA/wide | FSS Programs and Services-Training-Security | 1408 | all | 200,000 | 200,598 | 200,598 | 200,598 | On-going |
| HA/wide | Administration | 1410 | all | 288,819 | 288,819 | 288,819 | 137,463 | On-going |
| HA/wide | A/E Contracts-Consultant Services | 1430 | all | 200,000 | 200,000 | 187,817 | 187,817 | On-going |
| HA/wide | Site Improvements-Sidewalks, Parking, Green Space, Fencing | 1450 | all | 200,000 | 200,00 | 82,769 | 82,769 | On-going |
| HA/wide | Dwelling Equipment-Stoves, Refrigerators, Air Conditioning | 1465.1 | all | 25,000 | 24,402 | 2,999 | 2,999 | On-going |
| HA/wide | Non-Dwelling Structures Maintenance Building-Stock and Storage-Work Space | 1470 | all | 94,012 | 94,012 | 0 | 0 | |
| HA/wide | Relocation for Rehab Units | 1495.1 | all | 25,000 | 25,000 | 5,855 | 5,855 | On-going |
| North Common Village Development/MA 1-1 | Heating Upgrade | 1475 | 524 units | 602,639 | 502,639 | 0 | 0 | Deferred from 2002 |
| George W. Flanagan Development/MA 1-2 | Heating Upgrade | 1475 | 166 units | 172,681 | 172,681 | 0 | 0 | |
| Bishop Markham Village/MA 1-3 | Heating Upgrade | 1475 | 399 units | 172,680 | 172,680 | 0 | 0 | |
| Bishop Markham Village/MA 1-3 | Congregate Rehab | 1460 | 20 units | 0 | | 0 | 0 | Deferred to 2002 |
| Bishop Markham Development/MA 1-3 | Handicapped Rehab | 1460 | 28 units | 0 | 100,000 | 0 | 0 | On-going |
| Father Norton Manor/ MA 1-5 | Roof Replacement | 1460 | 112 units | 0 | 0 | 0 | 0 | Deferred to 2002 |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|------------------|--------------------|------------------------------|----------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No: | | | | 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 Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| Scattered Site Housing/ MA 1-12 | Unit Rehab | 1460 | 45 units | 200,000 | 200,000 | 200,000 | 24,389 | On-going |
| Scattered Site Housing/ MA 1-12 | Exterior Building Rehab | 1460 | 12 bldgs. | 128,681 | 128,681 | 128,681 | 0 | On-going |
| Scattered Site Housing/ MA 1-14 | Unit Rehab | 1460 | 60 units | 200,000 | 200,000 | 200,000 | 1,924 | On-going |
| Scattered Site Housing/ MA 1-14 | Exterior Building Rehab | 1460 | 18 bldgs. | 128,680 | 128,680 | 128,680 | 0 | On-going |
| TOTALS: | | | | 2,888,192 | 2,888,192 | 1,426,218 | 643,814 | |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| Part III: Implementation Schedule | | | | | | | |
|---|---|----------------|---|---|----------------|---------------|---|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 |
| 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 1406 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1408 | 9/30/05 | | | 9/30/07 | | | |
| HA/ wide 1410 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1430 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1450 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1460 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1465.1 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1470 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1475 | 9/30/05 | | | 9/30/07 | | | |
| HA/wide 1495.1 | 9/30/05 | | | 9/30/07 | | | |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150103 | | Federal FY of Grant: 2003 | |
|---|---|---|---------|------------------------------|----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Mgement Improvements Soft Costs | 0 | | | |
| | Management Improvements Hard Costs | 0 | | | |
| 4 | 1410 Administration | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | 0 | | | |
| 11 | 1465.1 Dwelling Equipment Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| | | | | | | |
|---|---|---|--|--------|------------------------------|--|
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150103 | | | Federal FY of Grant: 2003 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| 18 | 1499 Development Activities | 31,726 | | 31,726 | 31,726 | |
| 19 | 1502 Contingency | 0 | | | | |
| | Amount of Annual Grant: (sum of lines) | 31,726 | | 31,726 | 31,726 | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |

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

Attachment B: Annual Statement/Performance and Evaluation Report

| Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06R00150103 | | | | 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 Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide | Replacement Housing | 1499 | All | 31,726 | | 31,726 | 31,726 | In Progress |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL | | | 31,726 | | 31,726 | 31,726 | |

| | | |
|--|-----------------------|----------------------|
| Annual Statement/Performance and Evaluation Report | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | |
| PHA Name: | Grant Type and Number | Federal FY of Grant: |

Attachment B: Annual Statement/Performance and Evaluation Report

| Lowell Housing Authority | | Capital Fund Program Grant No: MA06P00150203 Replacement Housing Factor Grant No: | | | 2003 | |
|---|---|--|---------|-------------------|----------|--|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement # <u> </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| | 1406 Operations | 50,000 | 50,000 | 0 | 0 | |
| 3 | 1408 Management Improvements Soft Costs | 50,000 | 50,000 | 42,689 | 42,689 | |
| | Management Improvements Hard Costs | | | 0 | 0 | |
| 4 | 1410 Administration | 58,193 | 58,193 | 58,193 | 0 | |
| 5 | 1411 Audit | | | 0 | 0 | |
| 6 | 1415 Liquidated Damages | | | 0 | 0 | |
| 7 | 1430 Fees and Costs | 50,000 | 50,000 | 0 | 0 | |
| 8 | 1440 Site Acquisition | | | 0 | 0 | |
| 9 | 1450 Site Improvement | 100,000 | 100,000 | 0 | 0 | |
| 10 | 1460 Dwelling Structures | 170,000 | 170,000 | 0 | 0 | |
| 11 | 1465.1 Dwelling Equipment – Nonexpendable | 0 | 0 | 0 | 0 | |
| 12 | 1470 Nondwelling Structures | 103,735 | 103,735 | 0 | 0 | |
| 13 | 1475 Nondwelling Equipment | | 0 | 0 | 0 | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |

| | | |
|--|---|----------------------|
| Annual Statement/Performance and Evaluation Report | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | |
| PHA Name: | Grant Type and Number Capital Fund Program Grant No: MA06P00150203 | Federal FY of Grant: |

Attachment B: Annual Statement/Performance and Evaluation Report

| Lowell Housing Authority | | Replacement Housing Factor Grant No: | | 2003 | |
|---|---|--|---------|--|----------|
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement # <u> </u> | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 | | | | <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | 0 | 0 | 0 | |
| 18 | 1499 Development Activities | 0 | 0 | 0 | |
| 19 | 1502 Contingency | 0 | 0 | 0 | |
| | Amount of Annual Grant: (sum of lines. . .) | 581,928 | 581,928 | 100,882 | 42,689 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security – Soft Costs | | | | |
| | Amount of line XX Related to Security – Hard Costs | | | | |
| | Amount of line XX related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

HUD 50075

HUD 50075

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

Attachment B: Annual Statement/Performance and Evaluation Report

| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150203 Replacement Housing Factor Grant No: | | | | 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 Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA/wide | Operations | 1406 | all | 50,000 | 50,000 | | | |
| HA/wide | FSS Programs and Services-Training-Security | 1408 | all | 50,000 | 50,000 | 42,689 | 42,689 | |
| HA/wide | Administration | 1410 | all | 58,193 | 58,193 | 58,193 | | |
| HA/wide | A/E Contracts-Consultant Services | 1430 | all | 50,000 | 50,000 | | | |
| HA/wide | Site Improvements-Sidewalks, Parking, Green Space, Fencing | 1450 | all | 100,000 | 100,000 | | | |
| HA/wide | Non-Dwelling Maintenance Building- Storage-Workspace-MA 1-2 | 1470 | all | 103,735 | 103,735 | | | |
| Dewey Archambault Towers/MA 1-6 | Front Lobby and Manager's Office Space -Residents Community and Services | 1460 | all | 170,000 | 170,000 | | | |
| | TOTAL | | | 581,928 | 581,928 | 100,882 | 42,689 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

HUD 50075

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

Attachment B: Annual Statement/Performance and Evaluation Report

| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150203 Replacement Housing Factor Grant No: | | | | | Federal FY of Grant: 2003 |
|---|---|---|--------|---|---------|--------|-------------------------------------|
| 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 1406 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1408 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1410 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1430 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1450 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1470 | 2/13/06 | | | 2/13/08 | | | |
| HA/wide 1460 | 2/13/06 | | | 2/13/08 | | | |

HUD 50075

Attachment B: Annual Statement/Performance and Evaluation Report



Handwritten signature and date: 1/3/03

U.S. Department of Housing and Urban Development

Office of Public Housing
Boston, MA
Thomas P. O'Neil, Jr. Federal Building
100 Cambridge Street
Boston, Massachusetts 02114-1002

MA 02114-1002
100 Cambridge Street
Boston, MA 02114

Mr. Gray K. Wallace
Executive Director
Lowell Housing Authority
330 Mundy Street
Lowell, MA 01853-0001

Dear Mr. Wallace:

This office has completed its review of the Independent Auditor's Report on modernization programs for the Lowell Housing Authority (LHA) for the fiscal year which ended September 30, 2003. We have determined that the HUD Office of Credit Control System records and the LHA's and its contractor's agree as to funds obligated, expended and disbursed for the Capital Fund Program, MA 069001-301-2003.

Accordingly, this program has been closed out. We congratulate you on your success in completing this modernization program. Enclosed is your copy of the approved Actual Modernization Cost Certificate.

If you have any questions, or if this office can be of further assistance, please contact Jeff Twercze of my staff at (617) 954-8406.

Very sincerely yours,

Robert P. Cwikla
Deputy Director
Office of Public Housing
New England

Enclosure

Attachment B: Annual Statement/Performance and Evaluation Report

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0197
 (07-16-2006)

APPROVAL:

| | |
|---|--|
| Local Funding Authority 210 Henry Street, P.O. Box 40 Lowell, MA 01852-0040 | Comprehensive Grant #/Title H436-1001501-01 Project/Program 2001 Capital Fund |
|---|--|

The FICA liability certificate to the Department of Housing and Urban Development is as follows:

- The monthly amount of Monthly Social Security (SS) and the Federal Unemployment Tax Act (FUTA) contributions shall be as follows:

| | |
|---------------------------------------|--------------|
| a. Original FICA approved | \$ 3,701,351 |
| b. Reversed FICA Approved | \$ 3,701,351 |
| c. FICA Approved | \$ 0 |
| d. FICA Reversed (Total Monthly FICA) | \$ 0 |
| e. FICA to be Paid (Total FICA) | \$ 0 |
| f. Total FICA Approved (Total) | \$ 0 |

- The all member obligations in connection with the Comprehensive Grant have been completed.
- The title of the Actual Modified or Cost of Facilities for the period covered by the FICA has been fully paid.
- That there are no unexpended amounts of facilities for the period covered by the FICA has been fully paid.
- That the due date for the FICA liability has been filed and approved.

The obligor certifies that the information provided in this certificate is true and correct. I understand that the information provided in this certificate is subject to audit and review by the Department of Housing and Urban Development.

Amy K. Wallace
 Title: _____ Date: 07/10/09

PERIOD ENDING:

The FICA liability is approved by local:
 Approved by: _____ Title: _____ Date: _____

The FICA liability is approved by the U.S. Department of Housing and Urban Development:
 Approved by: _____ Title: _____ Date: _____

FD-503 (Rev. 10/01)
 U.S. Department of Housing and Urban Development

Attachment B: Annual Statement/Performance and Evaluation Report

jeffrey_tweraga@hud.gov, 10:00 AM 3/8/2005, AMCC for Audit Lowell MA001

Page 1 of 2

Subject: AMCC for Audit; Lowell MA001
To: gwallace@www.ihms.org,
eduggan@ihms.org
Cc: jeffrey_tweraga@hud.gov,
bill_m_blanchette@hud.gov
X-Mailer: Lotus Notes Release 5.0.10 March 22, 2002
From: jeffrey_tweraga@hud.gov
Date: Mon, 7 Mar 2005 15:30:48 -0500
X-MIMETrack: Serialized by Router on NoteDate01/HUD at 03/07/2005 16:31:05
X-RCHT-TO: <gwallace@www.ihms.org>



U.S. Department of Housing and Urban Development
Office of Public Housing
Boston Hub
Thomas D. O'Neill, Jr. Federal Building
10 Courthouse Street
Boston, Massachusetts 02202-1092
(617) 894-6400 Fax: (617) 860-7805
www.hud.gov esp@hud.gov

Dear Executive Director:

Re: Modernization Grant No. : MA06P001501-2001
Date of AMCC Acceptance - Pre-Audit - 3/07/2005
Grant Authorized Amount - \$2,701,331.00

Please accept this email notification to you that the Annual Modernization Cost Certificate (AMCC) for the subject Grant has been accepted by this office. The pre-audit has been entered into the line of Credit Control System (LOCCS), and therefore, your agency does not need to report on this Grant in LOCCS in the future.

Acceptance of this AMCC has been made on the basis that the obligated and expended amounts equal the disbursed amount in LOCCS for this Grant Authorization.

Please proceed to have a final audit completed on this Grant in accordance with 24 CFR 968.145, filing your next scheduled IPA and L. This email must be provided to your auditor for review. When contracting for an auditor, the audit's scope must require that a statement of the annual modernization costs be certified to and submitted to HUD during the audit period.

Attachment B: Annual Statement/Performance and Evaluation Report

Actual Modernization Cost Certificate

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

ONS Approval No. 077-0004 (exp. 04/30/05)
ONS Approval No. 077-07-0004 (exp. 09/30/05)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Multiple reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Office of Management and Enterprise Services, Paperwork Reduction Project (2024-0044) and the U.S. Department of Housing and Urban Development, Paperwork Reduction Project (2024-0044), 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302. The agency may also conduct or sponsor a collection of information that it does not publish if it displays a valid OMB control number.

Do not send this form to the above address.

This collection of information is required to assist in the Administration's annual information to enable HUD to report to the local housing process. The information will be used by HUD to determine whether the applicant's progress in meeting the goals and objectives of the program is being met. It is required for each applicant and is not optional. Responses to this collection may be required by HUD to determine whether the applicant is eligible for funding.

NAME: Lawell Learning, LLC / 350 Moody St., P.O. Box 20, Newark, NJ 07102-0020 / 8600301101-00

The activity center in the Department of Housing and Urban Development is as follows:

| | |
|---|--------------|
| 1. The total amount of federal or cost share (not the total Modernization Grant) is as follows: | |
| A. Original Funds Approved | \$ 3,619,387 |
| B. Funds Disbursed | \$ 3,619,387 |
| C. Funds Expended (Actual Modernization Costs) | \$ 3,619,387 |
| D. Amount in the Receipts (P-0) | \$ 0 |
| E. Excess in the Disbursements (B-C) | 0 |

- The actual modernization work is completed with the Modernization Grant has been completed.
- That the only actual modernization cost or in-kind services provided by the I.A have been fully paid.
- That there are no technological, mechanical, electrical, plumbing, or other modernization work items in any public office where the name should be listed in order to be eligible for such modernization work and
- That the time in which such services are needed has expired.

Complete this form and mail it to the address below. Do not mail it to the address above.
Warning: HUD will not accept any data submitted in this condition any other than the indicated periods. (01/01/05 - 01/31/05) (02/01/05 - 02/28/05)
Signature of Director/Owner's Date

X Lawell Learning, LLC
July 31, 2004, Executive Director 4/21/05

For HUD Use Only

The Cost Certificate is approved for HUD:

Approved: [Signature] / 6/11/05

The certified costs agree with the costs shown above:

Verified: [Signature] / 7/1/05

Approved: [Signature] / JAN 11 2005

Form HUD-5300 (1/05)
with instructions 04-01-05

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|--|---------|---|-------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFP Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number: Capital Fund Program: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Diasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:03/31/05 | | | | <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Acutal Cost | |
| | | Original | Revised | Obilgated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | 93,396 | | | |
| 3 | 1408 Management Improvements Soft Costs | 213,383 | | | |
| | Management Improvement Hard Costs | | | | |
| 4 | 1410 Administration | 318,909 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 168,383 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 168,383 | | | |
| 10 | 1460 Dwelling Structures | 1,422,479 | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 18,383 | | | |
| 12 | 1470 Nondwelling Structures | 767,383 | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Cost | 18,383 | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant (Sum of line 2-19) | \$3,189,082 | \$0 | \$0 | \$0 |
| | Amount of line 20 Related to LBP Activities | | | | |
| | Amount of line 20 Related to section 504 Compliance | | | | |
| | Amount of line 20 Related to Security -- Soft Costs | | | | |
| | Amount of line 20 Related to Security -- Hard Costs | | | | |
| | Amount of line 20 Related to Energy Conservation | | | | |
| | Collateralization Expenses or Debt Service | | | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---|----------|----------------------|------------------------------|--------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | Page: 1 | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| 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 | |
| HA-Wide | Operations | 1406 | All | 93,396 | | | | |
| HA-Wide | Management Improvements FSS Programs and Services- Training - Security Equipment | 1408 | All | 213,383 | | | | |
| HA-Wide | Administration | 1410 | All | 318,909 | | | | |
| HA-Wide | Fees & Costs | 1430 | All | 168,383 | | | | |
| HA-Wide | Site Improvements | 1450 | All | 168,383 | | | | |
| HA-Wide | New Administrative Building | 1470 | All | 767,383 | | | | |
| HA-Wide | Non-Routine Vacancy Prep. | 1460 | All | 5,000 | | | | |
| | Non-Routine PM Repairs | 1460 | All | 5,000 | | | | |
| | Dwelling Equipment | 1465.1 | All | 18,383 | | | | |
| | Non-Dwelling Equipment | 1475 | All | | | | | |
| | Relocation for Rehab | 1495.1 | All | 18,383 | | | | |
| | TOTALS: | | | \$1,776,603 | \$0 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|--|---|---|-----------|----------------------|-----------|------------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | Page:2 | | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | |
| MA 1-1 NORTH COMMON VILLAGE New work item.04/07/05 gas line testing&repair. development 70 yr. old | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical Heating Up-grade | 1460 | 524 Units | \$861,192 | \$761,192 | | | |
| | Gas line testing&repair | 1460 | 524 Units | 0 | \$100,000 | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-1 Totals: | | | | \$861,192 | \$861,192 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|--|----------|----------------------|------------------------------|--------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | Page: 3 | | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P0015014 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| 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 | |
| MA 1-2 GEORGE FLANAGAN DEV. | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-2 Totals: | | | | \$0 | \$0 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|---|----------|----------------------|------------------------------|--------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | Page: 4 | | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| 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 | |
| MA 1-3 BISHOP MARKHAM VILLAGE | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-3 Totals: | | | | \$0 | \$0 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|---|----------|----------------------|------------------------------|--------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | Page: 5 | | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| 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 | |
| MA 1-4 FAULKNER STREET | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-4 Totals: | | | | \$0 | \$0 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---|-----------|----------------------|------------------------------|--------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | Page: 6 | | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| 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 | |
| MA 1-5 FATHER NORTON MANOR | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas Interior Halls & Entrance | 1470 | 112 units | 0 67,095 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-5 Totals: | | | | \$67,095 | \$0 | \$0 | \$0 | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 7 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | | |
| MA 1-6 DEWEY ARCHAMBAULT TOWERS | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-6 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 8 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | | |
| MA 1-7 HAROLD HARTWELL COURT | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-7 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 9 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | | |
| MA 1-11 FRANCIS GATEHOUSE | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-11 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|--|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 10 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA061P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | | |
| MA 1-12 SCATTERED SITES | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | 0 | | | | | |
| | Building Exterior | 1460 | All | 42,096 | | | | | |
| | Dwelling Units | 1460 | 45 Units | 200,000 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-12 Totals: | | | | \$242,096 | \$0 | \$0 | \$0 | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 11 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| 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 | | |
| MA 1-14 SCATTERED SITES | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | All | 42,096 | | | | | |
| | Dwelling Units | 1460 | 60 Units | 200,000 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-14 Totals: | | | | \$242,096 | \$0 | \$0 | \$0 | | |

Attachment C: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluatin Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule Page: 1 | | | | | | | |
|--|--|---------|--|---|---------|-------------------------------------|---|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | |
| Development Number Name/HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA-wide items | 09/06 | | | 09/08 | | | |
| NCV/MA 1-1 1460 | 09/06 | | | 09/08 | | | |
| FNM/MA 1-5 1470 | 09/06 | | | 09/08 | | | |
| MA 1-12/SS 1460 | 09/06 | | | 09/08 | | | |
| MA 1-14/SS 1460 | 09/06 | | | 09/08 | | | |
| Administration Building 1470 | 09/06 | | | 09/08 | | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|---------|---|---------------------------|
| Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFP Part I: Summary | | | | | |
| PHA Name: Lowell Housing Authority | | Grant Type and Number: Capital Fund Program: Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Diasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:03/31/05 | | | | <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Acutal Cost | |
| | | Original | Revised | Obilgated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | 129,012 | | | |
| 3 | 1408 Management Improvements Soft Costs | 250,000 | | | |
| | Management Improvement Hard Costs | | | | |
| 4 | 1410 Administration | 318,908 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 200,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 190,000 | | | |
| 10 | 1460 Dwelling Structures | 757,066 | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 50,000 | | | |
| 12 | 1470 Nondwelling Structures | 744,096 | | | |
| 13 | 1475 Nondwelling Equipment | 500,000 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Cost | 50,000 | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant (Sum of line 2-19) | \$3,189,082 | \$0 | \$0 | \$0 |
| | Amount of line 20 Related to LBP Activities | | | | |
| | Amount of line 20 Related to section 504 Compliance | | | | |
| | Amount of line 20 Related to Security -- Soft Costs | | | | |
| | Amount of line 20 Related to Security -- Hard Costs | | | | |
| | Amount of line 20 Related to Energy Conservation | | | | |
| | Collateralization Expenses or Debt Service | | | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|-------------------|---|----------------------|---------|------------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | Page: 1 | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| 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 | |
| HA-Wide | Operations | 1406 | All | 129,012 | | | | |
| HA-Wide | Management Improvements FSS Programs and Services- Training - Security Equipment | 1408 | All | 250,000 | | | | |
| HA-Wide | Administration | 1410 | All | 318,908 | | | | |
| HA-Wide | Fees & Costs | 1430 | All | 200,000 | | | | |
| HA-Wide | Site Improvements | 1450 | All | 190,000 | | | | |
| HA-Wide | New Administrative Building | 1470 | All | 744,096 | | | | |
| HA-Wide | Non-Routine Vacancy Prep. | 1460 | All | 5,000 | | | | |
| | Non-Routine PM Repairs | 1460 | All | 5,000 | | | | |
| | Dwelling Equipment | 1465.1 | All | 50,000 | | | | |
| | Non-Dwelling Equipment | 1475 | All | | | | | |
| | Relocation for Rehab | 1495.1 | All | 50,000 | | | | |
| TOTALS: | | | | \$1,942,016 | \$0 | \$0 | \$0 | |

HUD 50075

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|----------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | Page:2 | | | Federal FY of Grant: | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | 2005 | | |
| 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 | |
| MA 1-1 NORTH COMMON VILLAGE | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-1 Totals: | | | | \$0 | \$0 | \$0 | \$0 | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 3 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-2 GEORGE FLANAGAN DEV. | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment Heating Upgrade & Conversion | 1475 | All | 500,000 | | | | | |
| MA 1-2 Totals: | | | | \$500,000 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|------------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | Page: 4 | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| 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 | |
| MA 1-3 BISHOP MARKHAM VILLAGE | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units | 1460 | | 0 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-3 Totals: | | | | \$0 | \$0 | \$0 | \$0 | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 5 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-4 FAULKNER STREET | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-4 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 6 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-5 FATHER NORTON MANOR | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-5 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|------------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | Page: 7 | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| 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 | |
| MA 1-6 DEWEY ARCHAMBAULT TOWERS | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | |
| | Dwelling Units Convert Office to Units | 1460 | 9 Units | 247,066 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-6 Totals: | | | | \$247,066 | \$0 | \$0 | \$0 | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 8 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-7 HAROLD HARTWELL COURT | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-7 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 9 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-11 FRANCIS GATEHOUSE | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | | 0 | | | | | |
| | Dwelling Units | 1460 | | 0 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-11 Totals: | | | | \$0 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|--------------------|------------------------------|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | Page: 10 | | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
| 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 | | |
| MA 1-12 SCATTERED SITES | Site Improvements | 1450 | | 0 | | | | | |
| | Mechanical & Electrical | 1460 | | | | | | | |
| | Building Exterior | 1460 | All | 50,000 | | | | | |
| | Dwelling Units | 1460 | All | 200,000 | | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | | |
| MA 1-12 Totals: | | | | \$250,000 | \$0 | \$0 | \$0 | | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|-------------------|---|----------------------|---------|------------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | Page: 11 | | | | | |
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| 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 | |
| MA 1-14 SCATTERED SITES | Site Improvements | 1450 | | 0 | | | | |
| | Mechanical & Electrical | 1460 | | | | | | |
| | Building Exterior | 1460 | All | 50,000 | | | | |
| | Dwelling Units | 1460 | All | 200,000 | | | | |
| | Dwelling Equipment | 1465.1 | | 0 | | | | |
| | Interior Common Areas | 1470 | | 0 | | | | |
| | Site-Wide Facilities | 1470 | | 0 | | | | |
| | Non-Dwelling Equipment | 1475 | | 0 | | | | |
| MA 1-14 Totals: | | | | \$250,000 | \$0 | \$0 | \$0 | |

Attachment D: Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule Page: 1 | | | | | | | |
|--|--|---------|---|---|---------|----------------------|----------------------------------|
| PHA Name: Lowell Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: | |
| Development Number Name/HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| | 9/30/2007 | | | 9/30/2009 | | | |
| | 9/30/2007 | | | 9/30/2009 | | | |
| | 9/30/2007 | | | 9/30/2009 | | | |
| | 9/30/2007 | | | 9/30/2009 | | | |
| | 9/30/2007 | | | 9/30/2009 | | | |
| | 9/30/2007 | | | 9/30/2009 | | | |

Operating Budget

**U.S. Department Of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0026(exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and System, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600, and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026),

| | | | | | | | |
|---|--|--|---|--|---|---|--|
| a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____ | | b. FY Ending 9/30/2005 | | c. No. of months(check one) 12 mos <input type="checkbox"/> other (specify) _____ | | d. Type of HUD assisted project(s) 01 PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> HA-Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership | |
| e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) LOWELL HOUSING AUTHORITY | | | | | | | |
| f. Address (city, state, zip code) 350 MOODY STREET LOWELL, MASS. 01853-0060 | | | | | | | |
| g. ACC Number NY433 | | | h. PAS/LOCCS Project No. MA-001-001-04S | | i. HUD Field Office BOSTON,MA | | |
| j. No. of Dwelling Units 1,638 | | k. No. of Unit Months Available 19,656 | | m. No. of Projects 10 | | | |

| Line No. | Acct No. | Description (1) | Actuals Last Fiscal Yr. 2003 PUM (2) | <input type="checkbox"/> Estimates or Actual <input checked="" type="checkbox"/> Current Budget 2004 PUM (3) | Requested Budget Estimates | | | |
|---|--------------|---|--------------------------------------|---|----------------------------|------------------------------|-------------------|------------------------------|
| | | | | | PHA/IHA Estimates | | HUD Modifications | |
| | | | | | PUM (4) | Amount (to nearest \$10) (5) | PUM (6) | Amount (to nearest \$10) (7) |
| Homebuyers Monthly Payments for: | | | | | | | | |
| 010 | 7710 | Operating Expense | | | | | | |
| 020 | 7712 | Earned Home Payments | | | | | | |
| 030 | 7714 | Nonroutine Maintenance Reserve | | | | | | |
| 040 | Total | Break-Even Amount(sum of lines 010 thru 030) | | | | | | |
| 050 | 7716 | Excess (or deficit) in Break-Even | | | | | | |
| 060 | 7790 | Homebuyers Monthly Payments - Contra | | | | | | |
| Operating Receipts | | | | | | | | |
| 070 | 3110 | Dwelling Rental | 255.66 | 256.92 | 262.03 | 5,150,462 | | |
| 080 | 3120 | Excess Utilities | | | 0 | | | |
| 090 | 3190 | Nondwelling Rental | | | 0 | | | |
| 100 | Total | Rental Income (sum of lines 070,080, and 090) | 255.66 | 256.92 | 262.03 | 5,150,462 | | |
| 110 | 3610 | Interest on General Fund Investments | 1.81 | 1.78 | 1.78 | 35,000 | | |
| 120 | 3690 | Other Income | 23.11 | 6.36 | 5.09 | 100,000 | | |
| 125 | 3690.1 | Operating Transfer In - 2003 & 2004 Cap.Fund | | 23.07 | 13.66 | 268,500 | | |

| Line No. | Acct No. | Description (1) | Actuals Last Fiscal Yr. 2003 PUM (2) | <input type="checkbox"/> Estimates <input checked="" type="checkbox"/> or Actual Current Budget 2004 PUM (3) | Requested Budget Estimates | | | |
|---|--------------|---|--------------------------------------|--|----------------------------|------------------------------|-------------------|------------------------------|
| | | | | | PHA/IHA Estimates | | HUD Modifications | |
| | | | | | PUM (4) | Amount (to nearest \$10) (5) | PUM (6) | Amount (to nearest \$10) (7) |
| 130 | Total | Operating Income(sum of lines100,110,and 120) | 280.58 | 288.13 | 282.56 | 5,553,962 | | |
| Operating Expenditures - Administration: | | | | | | | | |
| 140 | 4110 | Adminstrative Salaries | 76.70 | 74.50 | 85.24 | 1,675,535 | | |
| 150 | 4130 | Legal Expense | 3.93 | 3.82 | 6.11 | 120,000 | | |
| 160 | 4140 | Staff Training | 0.36 | 0.51 | 0.51 | 10,000 | | |
| 170 | 4150 | Travel | 1.43 | 1.54 | 1.05 | 20,612 | | |
| 180 | 4170 | Accounting Fees | | 0.31 | 0.32 | 6,300 | | |
| 190 | 4171 | Auditing Fees | 0.30 | 0.36 | 0.36 | 7,000 | | |
| 200 | 4190 | Other Administrative Expenses | 17.83 | 17.07 | 12.8 | 251,545 | | |
| 210 | Total | Administrative Expense (sum of lines 140 thru 200) | 100.55 | 98.11 | 106.38 | 2,090,992 | | |
| Tenant Services: | | | | | | | | |
| 220 | 4210 | Salaries | 4.53 | 4.98 | 4.98 | 97,895 | | |
| 230 | 4220 | Recreation, Publications and Other Services | 2.61 | 3.71 | 3.71 | 72,950 | | |
| 240 | 4230 | Contract Costs, Training and Other | 0.22 | 0.25 | 0.25 | 4,935 | | |
| 250 | Total | Tenant Services Expense (sum of lines 220 thru 240) | 7.36 | 8.94 | 8.94 | 175,780 | | |
| Utilities: | | | | | | | | |
| 260 | 4310 | Water | 28.89 | 32.48 | 34.64 | 680,976 | | |
| 270 | 4320 | Electricity | 49.79 | 55.90 | 59.43 | 1,168,118 | | |
| 280 | 4330 | Gas | 80.59 | 81.40 | 84.65 | 1,663,803 | | |
| 290 | 4340 | Fuel | | 0.00 | 0 | | | |
| 300 | 4350 | Labor | 6.95 | 8.54 | 8.54 | 167,899 | | |
| 310 | 4390 | Other utilites expense | | 0.00 | 0 | | | |
| 320 | Total | Utilities Expense (sum of line 260 thru line 310) | 166.22 | 178.32 | 187.26 | 3,680,796 | | |

| Name of PHA/IHA LOWELL HOUSING AUTHORITY | | | | Fiscal Year Ending 9/30/2005 | | | | |
|--|--------------|--|---|---|-------------------|------------------------------------|-------------------|------------------------------------|
| Line No. | Acct No. | Description (1) | Actuals Last Fiscal Yr. 2003 PUM (2) | Estimates or Actual Requested Budget Estimates | | | | |
| | | | | Current Budget 2004 PUM (3) | PHA/IHA Estimates | | HUD Modifications | |
| | | | | | PUM (4) | Amount (to nearest \$10) (5) | PUM (6) | Amount (to nearest \$10) (7) |
| Ordinary Maintenance and Operation: | | | | | | | | |
| 330 | 4410 | Labor | 93.28 | 90.43 | 98.73 | 1,940,629 | | |
| 340 | 4420 | Materials | 16.20 | 17.81 | 16.79 | 330,000 | | |
| 350 | 4430 | Contract Costs | 22.44 | 23.41 | 21.88 | 430,000 | | |
| 360 | Total | Ordinary Maintenance & Operation Expense (lines 330 to 350) | 131.92 | 131.65 | 137.39 | 2,700,629 | | |
| Protective Services: | | | | | | | | |
| 370 | 4460 | Labor | | | | | | |
| 380 | 4470 | Materials | | | | | | |
| 390 | 4480 | Contract Costs | | | | | | |
| 400 | Total | Protective Services Expense (sum of lines 370 to 390) | 0.00 | 0.00 | 0 | 0 | | |
| General Expense: | | | | | | | | |
| 410 | 4510 | Insurance | 21.05 | 22.83 | 23.57 | 463,367 | | |
| 420 | 4520 | Payments in Lieu of Taxes | 5.51 | 7.94 | 7.63 | 150,000 | | |
| 430 | 4530 | Terminal Leave Payments | 0.08 | 2.05 | 2.54 | 50,000 | | |
| 440 | 4540 | Employee Benefit Contributions | 76.40 | 70.41 | 87.42 | 1,718,369 | | |
| 450 | 4570 | Collection Losses | 0.70 | 1.02 | 0.76 | 15,000 | | |
| 460 | 4590 | Other General Expense | 0.00 | 0.00 | 0 | - | | |
| 470 | Total | General Expense(sum of lines 410 to 460) | 103.74 | 104.25 | 121.93 | 2,396,736 | | |
| 480 | Total | Routine Expense (sum of lines 210,250,320,360,400, and 470) | 509.79 | 521.27 | 561.91 | 11,044,933 | | |
| Rent For Leased Dwellings: | | | | | | | | |
| 490 | 4710 | Rents to Owners of Leased Dwellings | | | #DIV/0! | | | |
| 500 | Total | Operating Expense(sum of lines 480 and 490) | 509.79 | 521.27 | #DIV/0! | 11,044,933 | | |
| Nonroutine Expenditures: | | | | | | | | |
| 510 | 4610 | Extraordinary Maintenance | 7.93 | 2.54 | 9.16 | 180,000 | | |
| 520 | 7520 | Replacement of Nonexpendable Equipment | 7.88 | 4.68 | 4.05 | 79,600 | | |
| 530 | 7540 | Property Betterments & Additions | | 0.13 | 2.95 | 58,000 | | |
| 535 | 4800 | Depreciation | 0.00 | 0.00 | 0 | | | |
| 540 | Total | Nonroutine Expenditures | | | | | | |

| Line No. | Acct No. | Description (1) | Actuals Last Fiscal Yr. 2003 PUM (2) | Estimates or Actual Requested Budget Estimates | | | | |
|--------------------------------|--------------|--|---|---|-------------------|------------------------------------|-------------------|------------------------------------|
| | | | | Current Budget 2004 PUM (3) | PHA/IHA Estimates | | HUD Modifications | |
| | | | | | PUM (4) | Amount (to nearest \$10) (5) | PUM (6) | Amount (to nearest \$10) (7) |
| | | (sum of lines 510,520, and 530) | 15.81 | 7.35 | 16.16 | 317,600 | | |
| 550 | Total | Operating Expenditures(sum of line 500and540) | 525.60 | 528.62 | #DIV/0! | 11,362,533 | | |
| Prior Year Adjustments: | | | | | | | | |
| 560 | 6010 | Prior Year Adj. Affecting Residual Receipts | | | | | | |
| Other Expenditures: | | | | | | | | |
| 570 | | Deficiency in Residual Receipts at End of Preceding Fiscal Year | | | | | | |
| 580 | Total | Operating Expenditures, including prior yr adj. and other expenditures (line 550 plus or minus line 560 plus line 570) | 525.60 | 528.62 | #DIV/0! | 11,362,533 | | |
| 590 | | Residual Receipts(or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580) | (245.02) | (240.49) | (295.51) | (5,808,571) | | |
| HUD Contributions: | | | | | | | | |
| 600 | 8010 | Basic Annual Contribution Earned - Leased Projects: Current Year | | | #DIV/0! | | | |
| 610 | 8011 | Prior Year Adjustments - (Debit) Credit | | | #DIV/0! | | | |
| 620 | Total | Basic Annual Contribution (line 600 plus or minus line 610) | 0.00 | 0.00 | #DIV/0! | 0 | | |
| 630 | 8020 | Contributions Earned - Op.Sub: - Cur.Yr. (before year-end adj.) | 321.68 | 264.76 | 285.44 | 5,610,532 | | |
| 640 | | Mandatory PFS Adjustments (net): | 0.00 | 0.00 | 0 | - | | |
| 650 | | Other (specify): PRO-RATION | 0.00 | (14.03) | 0 | - | | |
| 660 | | Other (specify): | 0.00 | 0.00 | 0 | | | |
| 670 | | Total YE Adj./Other (+ or - lines 640 thru 660) | 0.00 | (14.03) | 0 | - | | |
| 680 | 8020 | Total Operating Subsidy - current year (line 630 plus or minus line 670) | 321.68 | 250.73 | 285.44 | 5,610,532 | | |
| 690 | Total | HUD Contributions(sum of lines 620 and 680) | 321.68 | 250.73 | 285.44 | 5,610,532 | | |
| 700 | | Residual Receipts (or Deficit)(sum of line 590 plus line 690). Enter here and on line 810 | 76.66 | 10.24 | #DIV/0! | (198,039) | | |

| | | | |
|--|------|---|--|
| Name of PHA/IHA LOWELL HOUSING AUTHORITY | | | Fiscal Year Ending 9/30/2005 |
| | | Operating Reserve | PHA/IHA Estimates HUD Modifications |
| | | Part I - Maximum Operating Reserve - End of Current Budget Year | |
| 740 | 2821 | PHA/IHA-Leased Housing-Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564 | 5,522,467 |

Original X Revision No: 1

| | | | |
|-----|--|--|------------------|
| | | Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End | |
| 780 | | Operating Reserve at End of Previous Fiscal Year - Actual for FYE: 9/30/2003 | 2,888,531 |
| 790 | | Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2004 <input type="checkbox"/> Actual for FYE: | 210,000 |
| 800 | | Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2004 <input type="checkbox"/> Actual for FYE: | 3,098,531 |
| 810 | | Prov. for Operating Reserve - Requested Budget Year Estimated for FYE: 9/30/2005 | (198,039) |
| 820 | | Operating Reserve at End of Requested Budget Year Estimated for FYE: 9/30/2005 | 2,900,492 |
| 830 | | Cash Reserve Requirement- _____ % of line 480 | 52.52% |

Comments:

PHA/IHA APPROVAL Name _____

Title__ Chairperson _____

Signature _____

Date _____

Field Office Approval Name _____

Title _____

Signature _____

Date _____

a sources, gathering and maintaining the data needed, and completing and
g this burden, to the Reports Management officer,Office of Information
uction Project (2577-0026), Washington, D.C. 20503. Do not send this

| | | | |
|---|-------------------------------|--------------------------|---|
| 350 MOODY STREET | | Fiscal Year Ending | |
| LOWELL , MASS. 01853-0060 | | 9/30/2005 | |
| Equipment Requirements | | | |
| Description of Equipment Items (List REPLACEMENTS and ADDITIONS separately) (8) | Requested Budget | | |
| | No. Of Items (9) | Item Cost (10) | Estimated Expenditure In Year (11) |
| REPLACEMENTS OF EQUIPMENT - 7520 | | | |
| PICK-UP TRUCK WITH PLOW | 1 | 32,000 | 32,000 |
| DUMP TRUCK WITH PLOW | 1 | 38,000 | 38,000 |
| PUSH MOWERS | 6 | 500 | 3,000 |
| SNOW BLOWERS | 6 | 1,100 | 6,600 |
| | | | |
| | | | |
| Total Replacements-7520 | | | \$79,600 |
| BETTERMENTS & ADDITIONS - 7540 | | | |
| BOBCAT WITH CAB, ETC. | 1 | 29,000 | 29,000 |
| (3) 4WD ALL TERRAIN VEHICLES | 6 | 4,833 | 29,000 |
| | | | |
| | | | |
| Total Betterments & Additions-7540 | | | \$58,000 |

Attachment F: Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name Lowell Housing Authority | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---------------------------------------|------------------|---|--|--|--|
| Development Number/Name/HA-Wide | Year 1 2005 | Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007 | Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008 | Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009 | Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010 |
| North Common Village/MA 1-1 | Annual Statement | \$588,058 | | | |
| George W. Flanagan Development/MA 1-2 | | | | | 600,000 |
| Bishop Markham Village/MA 1-3 | | \$428,104 | \$547,066 | \$400,000 | 1,761,000 |
| Faulkner Street Development/MA 1-4 | | | | | |
| Fr. Norton Manor/MA 1-5 | | | \$400,000 | \$400,000 | |
| Dewey Archambault Towers/MA 1-6 | | | \$214,835 | \$250,000 | |
| Harold Hartwell Court/MA 1-7 | | | | | |
| Francis Gatehouse Mill/MA 1-11 | | \$100,000 | \$325,000 | \$647,066 | |
| Scattered Sites/MA 1-12 | | \$200,000 | \$300,000 | \$150,000 | 100,000 |
| Scattered Sites/MA 1-14 | | \$200,000 | \$300,000 | \$150,000 | 100,000 |
| HA-Wide | | \$1,672,920 | \$1,102,181 | \$1,192,016 | 628,082 |
| CFP Funds Listed for 5-year planning | | \$3,189,082 | \$3,189,082 | \$3,189,082 | \$3,189,082 |
| Replacement Housing Factor Funds | | \$31,720 | \$31,720 | \$31,720 | \$31,720 |
| TOTAL: | | \$3,220,802 | \$3,220,802 | \$3,220,802 | \$3,220,802 |

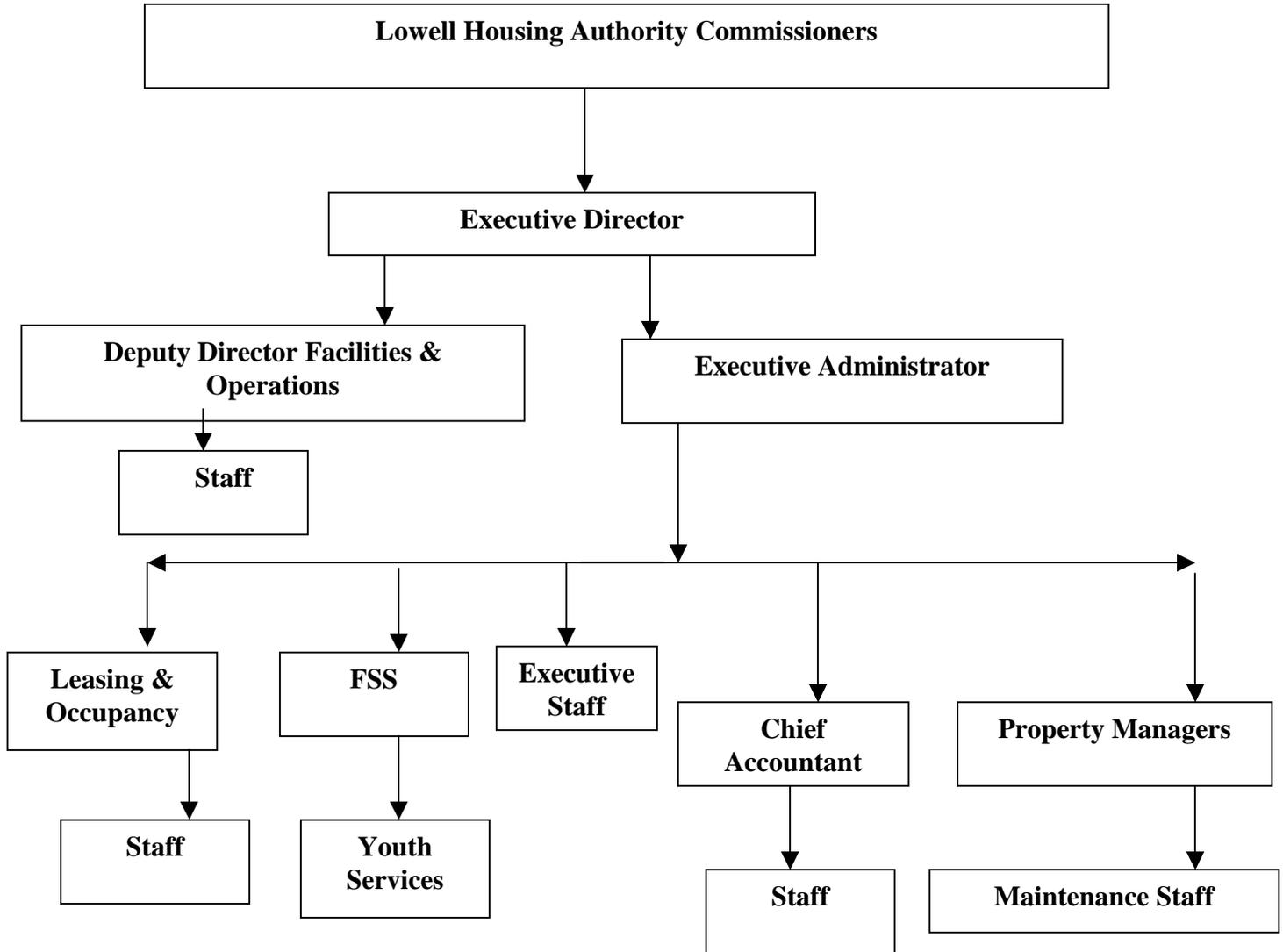
Part II: Supporting Pages - Page 1 - Work Activities

| Activities for Year 1 2005 | Activities for Year FFY Grant: 2006 PHA FY: 2007 | | | Activities for Year FFY Grant: 2007 PHA FY: 2008 | | |
|---------------------------------|--|--|----------------|--|--------------------------------------|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | North Common Village/MA 1-1 | Heating Upgrade and Conversion | \$588,058 | Bishop Markham Village/MA 1-3 | Elevator Upgrade | \$347,066 |
| | | | | | Congregate Rehab | \$200,000 |
| | Bishop Markham Village/MA 1-3 | Site Work, Sidewalks, Parking and Fencing | \$428,104 | Fr. Norton Manor/ MA 1-5 | Elevator Upgrade | \$400,000 |
| | Francis Gatehouse Mill/MA 1-11 | Site Work, Sidewalks, Parking and Fencing | \$100,000 | Dewey Archambault Towers/MA 1-6 | Elevator Upgrade | \$214,835 |
| | Scattered Sites/MA 1-12 | Unit Rehab and Building Exteriors | \$200,000 | Francis Gatehouse/Mill MA 1-11 | Elevator Upgrade | \$200,000 |
| | | | | | Building Rehab/Interior And Exterior | \$125,000 |
| | Scattered Sites/MA 1-14 | Unit Rehab and Building Exteriors | \$200,000 | Scattered Sites/MA 1-12 | Unit Rehab | \$200,000 |
| | | | | | Exterior Bldg. Rehab. | \$100,000 |
| | HA-Wide | 1410/Administration | \$318,908 | Scattered Sites/MA 1-14 | Unit Rehab | \$200,000 |
| | | 1408/Management Improvements | \$200,000 | | Exterior Bldg. Rehab. | \$100,000 |
| | | 1406 Operations | \$125,000 | HA-Wide | 1408/Management Improvements | \$200,000 |
| | | 1465.1/Dwelling Equipment | \$50,000 | | 1410/Administration | \$318,908 |
| | | 1475/Non-Dwelling Equipment (Elevator UpGrade) | \$929,012 | | 1430/Fees and Costs | \$200,000 |
| | | 1495.1/Relocation | \$50,000 | | 1450/Site Improvements | \$100,000 |
| | | | | | 1495.1/Relocation | \$50,000 |
| | | | | | 1465.1/Dwelling Equipments | \$60,000 |
| | | | | | 1470/Non-Dwelling Structures | \$123,273 |
| | | | | | 1406/Operations | |
| Total CFP Estimated Cost | | | \$3,189,082 | | | \$3,189,082 |

Part II: Supporting Pages—Work Activities

| Activities for Year 1 2005 | Activities for Year FFY Grant: 2008 PHA FY: 2009 | | | Activities for Year FFY Grant: 2009 PHA FY: 2010 | | |
|----------------------------|--|---------------------------------|----------------|--|----------------------------------|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | Bishop Markham Village/MA 1-3 | Generator | \$400,000 | George Flanagan/MA 1-2 | 1460/Kitchens & Baths | \$ 600,000 |
| | Fr. Norton Manor/ MA 1-5Fr. Norton | Hallways/Sprinklers | \$400,000 | Bishop Markham Village/MA 1-3 | 1460/Windows | \$ 705,000 |
| | Dewey Archambault Towers/MA 1-6 | Exterior Canopy | \$250,000 | Bishop Markham Village/MA 1-3 | 1460/Kitchens & Baths | \$1,056,000 |
| | Francis Gatehouse Mill/ MA 1-11 | Kitchens/Baths and Closet Doors | \$347,066 | Scattered Sites/MA 1-12 | 1460/Unit Rehab | \$ 100,000 |
| | Scattered Sites/MA 1-12 | Generator | \$300,000 | | | |
| | Scattered Sites/MA 1-12 | Unit Rehab | \$150,000 | Scattered Sites/MA 1-14 | 1460/Unit Rehab | \$ 100,000 |
| | Scattered Sites/MA 1-14 | Unit Rehab | \$150,000 | | | |
| | HA-Wide | 1408/Management Improvements | \$250,000 | HA –Wide | 1408/Management Improvements | \$ 125,000 |
| | | 1410/Administration | \$318,908 | | 1410/Administration | \$ 318,908 |
| | | 1430/Fees and Costs | \$200,000 | | 1430/Fee&Costs | \$ 50,000 |
| | | 1450/Site Improvements | \$100,000 | | 1450/Site Improvements | \$ 75,000 |
| | | 1495.1/Relocation | \$50,000 | | 1495.1/Relocation | \$ 19,174 |
| | | 1465.1/Dwelling Equipment | \$50,000 | | 1460/Non-Routine PM Repairs | \$ 5,000 |
| | | 1470/Non-Dwelling Structures | \$23,000 | | 1460/Non-Routine Vacancy Repairs | \$ 5,000 |
| | | 1406/Operations | \$200,108 | | 1406/Operations | \$ 25,000 |
| | | | | | 1465.1/Dwelling Equipment | \$ 5,000 |
| | | Total CFP Estimated Cost | \$3,189,082 | | | \$3,189,082 |

Attachment G: Lowell Housing Authority Staffing Information and Organizational Chart



Executive Department:

Administrative Office

Gary K. Wallace, Executive Director
 Carole Tsitsianopoulos, Executive Administrator
 Maria Rodriguez, Executive Secretary
 Marlene A. Browne, Employee Development and Training Manager
 Srinivasulu Bussa, Information Technology Director

Public and Leased Housing

William Sheehan, Division Director/Conventional Housing Programs

Maryann Maciejewski, Division Director/Leased Housing Programs

Tha Chan, Administrative Supervisor

Mark Briere, Administrative Aide

Arlene McDermott, Administrative Aide

Tracy Carbonneau, Administrative Aide

Ellen Kotzias, Secretary

Mary Carmichael, Data Processing Technician

Amy Dalton, Housing Technician

Kathy Fineberg, Housing Technician

Melissa Sinuon, Housing Technician

Francisco Surillo, Receptionist /Jr. Housing Technician

Lynn Flynn, Jr. Housing Technician

Richard Owens, Jr. Housing Technician

Sandra Baez, Receptionist

Resident Management

Brian Moriarty, Property Manager

Barbara O'Connor, Assistant Manager

Brian Dean, Mechanic (Lead)

Todd Carr, Maintenance Technician

Michael Goyette, Maintenance Technician

Chantha In, Custodian

James Marcopoulos, Maintenance Technician

Leo Mason, Mechanic Aide/ Painter

Brian Cassidy, Custodian

Gerry Lamphier, Custodian

Jerry Lutkus, Mechanic

Donald McGillicuddy, Custodian

Dolores Donnelly , Property Manager

John Greenwood, Mechanic (Lead)

Laurette McAneny, Assistant Manager

Brian Berard, Custodian

Rick Greenhalge, Custodian

Brian Barter, Maintenance Technician

Gerald McGrade, Mechanic Aide/ Painter

Debbie LaRock, Custodian

Thomas King, Maintenance Technician

Eugene Finn, Custodian

Daniel Ryan, Property Manager

Carmen Rojas, Assistant Manager

George Campbell, Maintenance Aide

Henry Babcock, Custodian

Angel Torres, Maintenance aide

John Howarth, Maintenance Aide

Conrad LeClair, Maintenance Aide

Stanley McQuaid, Mechanic Aide/Painter
Barry Murphy, Maintenance Technician
Jose Roldan, Custodian

Michael Glasheen , Property Manager II

Nancy Viera, Assistant Manager
Renaud LaFontaine, Maintenance Technician
Mark Fantasia, Maintenance Technician
Raymond Reid, Mechanic

Supportive Services

Michelle Recco, Supportive Services Program Director

Dennis Mercier, Property Manager II

Mary Gail Lynch, Housing Technician
Cheryl Calvertinos, Mechanic (Lead)
Daniel Sadkowski, Mechanic
James Donnelly, Mechanic
Gary Flynn, Custodian
Ronald Morrissette, Mechanic
Donald Genest, Maintenance Technician
William Cassella, Mechanic (Lead)

Self-Sufficiency/Community Service

Mary Karabatsos, Family Self-Sufficiency Director
Angelina Ramos, Family Self-Sufficiency Outreach Worker
Kevin Ahem, Community Service Coordinator

Public Safety

Kevin Forsley, Office Manager/Dispatcher
Susan Lucas, Dispatcher/2Dd Shift

Youth Services

Rey Serrano, Youth Activities Director
Edward Sanchez, Assistant Youth Activities Director*

Finance Department

Administrative Office

Gerald Moore, Chief Accountant

James Foley, Procurement and Inventory Control Officer
Lal Israni, Accountant/Energy Conservation Officer
Kelly Brooks, Accountant
Carol Martin, Clerk/Payroll
Brenda O'Keefe, Secretary

Facilities Management Department

Administrative Office

William Duggan, Deputy Director of Facilities Management

Pamela Ryan, Exec. Sec. Facility Management Assistant
Brenda Chateaufneuf, Administrative Assistant/Contracts

Facilities Management Department

Project Level Offices

Thomas Cashman, Coord. Facilities/Special Projects/Maint

Rene Chateauf, Maintenance Facilities Coord/Heating Plumbing, Air Conditioning

William Welch,, Housing Quality Standards Technician

Judi Beilen, Purchasing Agent for Central Storage & Spec. Projects

Facilities Management Staff Positions/Union

Frank Stewart, Mechanic, Electrician

John LaRock, Mechanic/Plumber

Kevin Winn, Mechanic Aide/Heating

Steven Santos, Mechanic Aide/Heating

Bill LaBranche, Small Engine/ Auto Mechanic

Robert Lemire, Mech. Aide Heating

Attachment H: RAB Membership

PURPOSE: In response to the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Lowell Housing Authority has established a Resident Advisory Board (RAB). The purpose of the Resident Advisory Board is to provide assistance to the housing authority in evaluating agency policies and the Agency Plan.

GUIDELINES: In drafting the Five Year Plan and the First Annual Plan in FY 2000, because the Lowell Housing Authority did not have an Authority-wide Tenant Council, it invited the Tenant Councils for each development to appoint representatives, the number for each being based on the size of the development. In addition, Housing Choice Voucher recipients were invited by a letter to all, to volunteer to serve on the RAB.

In all 45 members were selected. The RAB list for 2005 has been revised. In addition to the some of the same RAB members, new residents were invited to participate.

In addition, members are encouraged to meet separately with their respective Councils and other Voucher members who volunteer, between meetings of the RAB.

**Lowell Housing Authority
Lowell, Massachusetts**

Resident Advisory Board 2005

| Title | FirstName | LastName | Address1 | City | State | PostalCode | Program |
|--------------|------------------|-----------------|---|-------------|--------------|-------------------|----------------|
| Ms. | Eileen | Agruso | 735 Broadway Street, Apt. #213 | Lowel 1 | MA | 01854 | LRPH |
| Mr. | Michael | Anneheim | 657 Merrimack St. Apt. #232 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Yamira | Arce | 161 Lakeview Avenue | Lowel 1 | MA | 01850 | HCV |
| Ms. | Dot | Baker | 50 Summer Street Apt. #98 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Wanda | Bautista | 200 Mass Mill Drive #216 | Lowel 1 | MA | 01852 | HCV |
| Mr. | John | Berry | 145 Gorham Street, Apt. #232 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Doris | Bonacci | 117 High | Lowel | MA | 01852 | LRPH |

| Title | FirstName | LastName | Address1 | City | State | PostalCode | Program |
|---------------|-----------|------------|---|------------|-------|------------|---------|
| | | | Street Apt. #108W | Lowel 1 | | | |
| Mr. | Robert | Brady | 735 Broadway Street Apt. #B21 | Lowel 1 | MA | 01854 | LRPH |
| Mr. & Mrs. | John | Burke | 604 Market Street #H314 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Elsie | Burke | 735 Broadway Street Apt. #125 | Lowel 1 | MA | 01854 | LRPH |
| Mr. | Paul | Chickliss | 18-E Gilmore Street | Lowel 1 | MA | 01854 | HCV |
| Ms. | Rita | Claypoole | 735 Broadway Street Apt. #314 | Lowel 1 | MA | 01854 | LRPH |
| Ms, | Diane | Comtois | 50 Summer Street Apt. #111 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Alba | Cruz | 118 Corbett Street | Lowel 1 | MA | 01852 | HCV |
| Ms. | Donna | Day | 137 High Street Apt. #109E | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Rita | Douglas | 50 Summer Street Apt. #112 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Michelle | Duclos | 59 Avenue C Apt. #122 | Lowel 1 | MA | 01851 | LRPH |
| Ms. | Rita | Gaullin | 590 Market St. Apt. #323 | Lowel 1 | MA | 01854 | |
| Ms. | Rita | Grady | 735 Broadway Street, Apt. #305 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Mamie | Groenendal | 117 High Street Apt. #211W | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Ruth | Grout | 735 Broadway Street, Apt. #211 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Marion | Hansen | 198 South | Lowel | MA | 01852 | LRPH |

| Title | FirstName | LastName | Address1 | City | State | PostalCode | Program |
|-------|-----------|------------|--|------------|-------|------------|---------|
| | | | St. Apt. #217 | 1 | | | |
| Ms. | Elaine | Hanvey | 77 Beech Street | Lowel 1 | MA | 01850 | HCV |
| Ms. | Jeannette | Hedlund | 657 Merrimack Street Apt. #738 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Karen | Higgins | 61 Avenue C Apt. #121 | Lowel 1 | MA | 01851 | LRPH |
| Mr. | John | Kolofolias | 657 Merrimack Street, Apt. #111 | Lowel 1 | MA | 01854 | LRPH |
| Mr. | Mark | Landry | 277 East Merrimack Street | Lowel 1 | MA | 01852 | HCV |
| Ms. | Marcia | Layton | 137E High Street Apt. #409-E | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Susan | Lucas | 15 Walker Place | Lowel 1 | MA | 01854 | HCV |
| Ms. | Michele | McEnany | 50 Summer Street Apt. #108 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Debra | Melendez | 5 Dalton Street | Lowel 1 | MA | 01850 | HCV |
| Ms. | Tara | Menzies | 592 Market Street Apt. #333 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Pam | Miller | 20 Morse Street Apt. #33 | Lowel 1 | MA | 01851 | LRPH |
| Ms. | Madeline | Morales | 65 Summer Street Apt. #163 | Lowel 1 | MA | 01852 | LRPH |
| Mr. | Robert | Murphy | 14B Faulkner Street | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Sandy | Nothacker | 657 Merrimack St. Apt. #518 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Deborah | Paige | 41 Fourth Avenue | Lowel 1 | Ma | 01854 | HCV |
| Mr. | Mark | Palo | 657 Merrimack St. Apt. | Lowel 1 | MA | 01854 | LRPH |

| Title | FirstName | LastName | Address1 | City | State | PostalCode | Program |
|--------------|------------------|-----------------|------------------------------|-------------|--------------|-------------------|----------------|
| | | | #508 | | | | |
| Mr. | Henry | Perrin | 408 Adams Street Apt. #132 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Carol | Proctor | 50 Summer Street, Apt. #123 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Yamil | Roman | 37 O'Brien Terrace Apt. #486 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Mary Jane | Rudy | 100 Massmill Drive #123 | Lowel 1 | MA | 01852 | HCV |
| Ms. | Cincy | Shaddox | 12 Walker Place | Lowel 1 | MA | 01854 | HCV |
| Ms. | Christina | Sierra | 27 O'Brien Terrace Apt. #481 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Francisca | Sierra | 7 O'Brien Terrace Apt. #474 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Donna | Tarrant | 290 Adams Street Apt. #230 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Carmen | Torres | 3 Hazel Square | Lowel 1 | MA | 01850 | HCV |
| Mr. | Angel | Vega | 408 Adams Street Apt. #128 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Ann | Wallace | 735 Broadway St. Apt. #215 | Lowel 1 | MA | 01854 | LRPH |
| Ms. | Sharyn | Whalen | 198 South Street Apt. #H201 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Donna | Whelan | 145 Gorahm Street Apt. #264 | Lowel 1 | MA | 01852 | LRPH |
| Ms. | Rosaline | Willie-Bonglo | 21 Avenue C | Lowel 1 | MA | 01851 | LRPH |

Attachment I: Comments of Resident Advisory Board

Resident Advisory Board Meetings were held on March 2nd 2005 and March 24th 2005. In addition there was a public hearing held on June 8th, 2005.

1. Resident Comment:

In the planning meetings residents participated in the 5 Year goals survey and all survey responses were incorporated into the 5 year plan.

No other comments were received from residents on the other components of the plan.

2. Public Hearing

Wednesday, June 8, 2005 5:00 P.M

The public hearing was advertised in the Lowell Sun on April 19, 2005 and was communicated to each resident council, the RAB, LHA Staff and Commissioners

The meeting opened at 5.00pm and closed at 5.45pm.

There were 11 people in attendance.

The only comments at the public hearing were questions about the schedule for the planned CFP expenditures for elevator upgrading at Archambault Towers MA 1-6 and Father Norton Manor MA 1-5 and a plea that they be carried out earlier than currently planned.

LHA Response: The elevator upgrades will be in design phase in FY 2006 and the schedule for implementation is FY 2007, but consideration for accelerating the schedule will be given.

Attachment J: Pet Policies

Federal Elderly Developments Pet Policy

1. Tenants in Federally assisted housing designed for the elderly or handicapped are permitted to own and keep common household pets in their dwelling units in accordance with federal regulations adopted by the Lowell Housing Authority.
2. Common household pet means a domesticated animal such as a dog, cat, bird, fish, rodent or turtle.
3. Mandatory pet rules:
 - A. All pets must be registered with the Lowell Housing Authority before they are allowed on the premises.
 - B. Only one four-legged pet per household.
 - C. Dogs must be licensed by the City of Lowell and updated annually. The Tenant shall provide proof of license to the Lowell Housing Authority.
 - D. The weight of the dog/cat shall not exceed 20 pounds.
 - E. Dogs/cats must be spayed or neutered whichever is applicable. Certification by a licensed veterinarian must attest to this service and required inoculations in accordance with the State law and local ordinances. Proof of compliance to be submitted to the Lowell Housing Authority prior to entry on the premises.
 - F. Pet owners are to remove and properly dispose of all removable pet litter or waste down the trash chute. Litter and waste must be securely wrapped and placed in the barrel located outside the building.
 - G. Dogs/cats shall be appropriately and effectively restrained and under the control of a responsible person while in the common areas of the project. The use of common hallways for pet exercising or loitering is prohibited
 - H. Pets are to be excluded from specific common areas such as lobbies, laundry rooms, social rooms and elevators.
 - I. The Authority may adjust the pet and no pet areas or may direct such additional moves as may be necessary to accommodate for tenancy or to meet the changing needs of existing tenants.
4. Tenant must pay reasonable expenses directly attributable to the presence of the pet in the project, including (but not limited to) the cost of repairs and replacements to and fumigation of the tenant's dwelling and charges up to \$5.00 per occurrence to pet owner may be assessed to tenants who fail to remove pet waste in accordance with procedures.
5. Tenant shall identify an alternate custodian for pets in the event of tenant's illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the pet admission permit.
6. If the health or safety of a pet is threatened by the death, absence or incapacity of the owner and the owner or alternate is unwilling or unable to care for the pet, the Authority is authorized to remove and place the pet in another facility at the owner's expense not to exceed 30 days.

7. If the pets conduct or condition is duly determined to be a nuisance or threat to the health or safety of other tenants and the pet owner has failed to correct this violation in accordance with procedures the Authority may serve a written notice requiring the pet owner to remove the pet from the premises.
8. If the pets are left unattended for a period of 24 hours or more, the Lowell Housing Authority may enter the dwelling unit, remove the pet and transfer it to the proper agency, subject to the provisions of the State law and pertinent local ordinances.
9. The owners of pets which create a nuisance or interfere with the privacy or peace and quiet of other tenants will be given one written notice to control the pet and a second violation will be cause to require the removal of said pet from the premises. Failure to heed the second notice will be cause for tenant eviction.

Animals that are used to assist the handicapped are excluded from the pet ownership requirements.

The above are reasonable regulations adopted by the Lowell Housing Authority and therefore become a lease provision.

Federal Family Developments Pet Policy

- A. Ownership conditions – A resident of a dwelling unit in a federally subsidized family public housing development may own one or more common household pets or have one or more common household pets present in the dwelling unit of such resident, subject to the reasonable requirements of the Lowell Housing Authority.
- B. Common household pet means, “ a domesticated animal such as a dog, cat, bird, fish, rodent or turtle.” Snakes and lizards are not allowed.

The resident must comply with the following:

- All pets must be registered with the Lowell Housing Authority before they are allowed on the premises. (Registration shall include the naming of an alternate custodian.)
- Dogs must be licensed by the City of Lowell and license must be updated annually with a copy of same provided to the Housing Manager.
- Dogs/Cats must be spayed or neutered, whichever is applicable. Certification by a licensed veterinarian must attest to this service and any required inoculations in accordance with the State Law and local ordinance. Proof of compliance to be submitted to the Lowell Housing Authority prior to the entry of pet on LHA premises.
- The resident must maintain each pet in a responsible manner.
- Pet owners are to remove and properly dispose of all removable pet waste. In the case of cats, litter boxes are to be changed a minimum of twice per week. Litter is to be double-bagged and disposed of properly.
- Dogs/cats shall be appropriately and effectively restrained (leashed) and under the control of a responsible person while in the common areas such as entrance areas and hallways, etc. The use of common areas and hallways for pet exercising or loitering is prohibited. Pets are not to be tied outside and left unattended at any time. Violation of this clause shall be a violation of resident’s lease.

- Pets are excluded from common areas such as lobbies, laundry rooms, elevators, social/community rooms and meeting areas.
- Residents must comply with all applicable State and local public health, animal control, and animal anti-cruelty laws and regulations.
- Pets must comply with the following policies established by the Lowell Housing Authority:
 - A. A limit on the number of animals in a unit.

Not more than one dog or cat per unit.
 - B. The following types of animals are prohibited:

Dangerous animals such as rotweillers, german shepards, dobermans or pit bulls.
Animals weighing more than 20 lbs at maturity.
 - C. Resident shall identify an alternate custodian for pets in the event of resident illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the pet admission permit.
 - D. If the health or safety of a pet is threatened by the death, absence, or incapacity of the owner, and the owner or alternate is unwilling or unable to care for the pet, the Authority is authorized to remove and place the pet in another facility at the owner's expense not to exceed thirty days.
 - E. If the pet's conduct or condition is duly determined to be a nuisance or threat to the health or safety of other residents, and the pet owner has failed to correct this violation in accordance with procedures, the Authority may serve a written notice requiring the pet owner to remove the pet from the premises.
 - F. Dogs shall not be left unattended for more than 4 hours and cats for more than 12 hours otherwise resident shall be cited. If the pets are left unattended for a period of twenty-four hours or more, the Lowell Housing Authority may enter the dwelling unit, have the dog officer remove the pet and transfer it to the proper agency, subject to the provisions of State Law and pertinent local ordinances.
 - G. The owners of pets which create a nuisance or interfere with the privacy or peace and quiet of other tenants will be given one written notice to control the pet and a second violation will be cause to require the removal of said pet from the premises. Failure to heed second notice will be cause for tenant eviction.

The Housing Authority prohibits pets in buildings that share common entranceways. Service animals that assist persons with disabilities are excluded from the pet ownership policies.

The above are reasonable regulations adopted by the Lowell Housing Authority and therefore become a lease provision.

Attachment K: Progress Report

Accomplishments of the Lowell Housing Authority in Year 5 (10/2003-9/2004) of the Five Year PHA Plan

LRPH Executive Operations

Summary:

Rental Integrity Monitoring System:

The Lowell Housing Authority has begun to take steps to ensure compliance with RIM Review Audits. For our Public Housing Program, we have revised our interim and recertification processes and advanced our procedures for acquiring third party verification. In addition, staff will attend a training seminar that provides background on the RIM process and information on verification, documentation and quality control. It is our hope that through these measures we will vastly reduce findings in our next RIM Review scheduled for the summer of 2005.

Resident Orientation Committee:

In response to requests from resident organizations wanting to participate in orienting new residents the Lowell Housing Authority established a volunteer resident orientation committee of public housing residents. (ROC)

The housing authority put out a flyer explaining the process, held meetings and recruited interested residents. The committee members have been trained and provided with topics they can discuss. Matters regarding rent and personal information are still the property manager's responsibility and will not be discussed at the informal resident orientation committee meeting.

The committee member's role is to welcome and advise new residents of rules, procedures, neighborhood activities and available services for families and elderly relevant to their developments.

Executive and Finance:

Despite a variety of economical, organizational and departmental changes, the executive department was still able to demonstrate remarkable flexibility and adaptability in meeting the financial goals of the agency. Operating reserves were increased by \$317,492, modestly improving the overall financial condition of the authority. The hard-working, professional employees of the executive department are to credit for another successful year.

Low Rent Public Housing

Operating receipts totaled \$5,663,497, federal subsidies totaled \$4,928,280, and operating expenses totaled \$10,390,361 for a profit from operations of \$201,416. Occupancy levels remain at an exceptional 99% and tenant receivables continue to be kept at a bare minimum. Operating reserves were increased to \$3,076,602, vastly improving the overall financial condition of the authority.

State Aided Programs

The state operated developments continue to be a fiscal challenge with level funded by the Department of Housing & Community Development. Operating receipts totaled \$990,603, state subsidies totaled \$231,787, and operating expenses totaled \$1,286,502, resulting in a loss from operations of \$64,112. Operating reserves were reduced to \$771,653, diminishing the overall financial condition of the authority.

Housing Choice Voucher Program

Through the efforts of the Division of Leased Housing, utilization rates closed in on 100%, resulting in additional administrative revenues for the Authority. Administrative fees totaled \$857,685, operating receipts totaled \$12,062,541, and operating expenses totaled \$11,882,353, resulting in a profit from operations of \$180,188. Operating reserves were increased to \$338,604 for the Housing Choice Voucher Program.

PHAS

The authority was awarded a near perfect score of 29 out of 30 on the public housing assessment system's financial indicator and perfect score of 30 out of 30 in the management indicator for fiscal year ending 9/30/04. Total unreserved equity increased by an impressive \$991,611, resulting in an unreserved equity of \$4,263,005.

Other Executive Accomplishments and Highlights

1. An annual agency-wide audit once again yielded no financial findings.
2. An annual review of state development, Archie Kenefick Manor, yielded no financial findings.
3. Successfully safeguarded investments totaling \$1,500,000.
4. Spearheaded, facilitated, implemented and monitored a decentralized inventory control plan.
5. Funded equipment purchases totaling \$65,370.
6. Funded the painting of 28 occupied units totaling \$52,657

The Lowell Housing Authority remains fiscally strong, ready to absorb any fiscal challenges that lie ahead. Cuts in federal operating subsidies, reduction to capital fund awards and increases in insurance costs will be difficult hurdles to overcome. Time will tell how these challenges, as well as other unforeseen challenges, will affect the financial integrity of the authority.

Community Service Program

The Lowell Housing Authority's Community Service Policy was adopted by the Board of Commissioners at their regularly scheduled meeting on October 8, 2003. All residents of the Lowell Housing Authority who are impacted by this community service and self-sufficiency requirement have been notified of this new mandate. The Lowell Housing Authority Lease has also been amended to include the Community Service requirement. The 50058 forms have also been updated and will continue to be updated as residents perform their annual re-examinations.

Currently, authority wide we have 52 residents performing community service. Residents are required to report to the management office on a monthly basis to update their community service log. The logs are then filed in the resident's folder. If residents are not complying with the community service requirement they receive a letter requesting that they come to the manager's office. Managers stress the importance of fulfilling the community service requirement and emphasize the fact that this is a lease requirement. Residents are then given the opportunity to perform their community service.

Drug Elimination Program

The LHA continued to implement a Drug Elimination Program with funding from the operating budget. These funds provided police dispatch services during first and second shifts for both family and elderly developments. A family support program called "Family Parenting Program" was provided at the North Common Village and George W. Flanagan Developments under contract with Casey Family Services, Inc.. This program provides a substance abuse prevention component that has been successful in providing referrals and direct service to residents who have substance abuse problems. Lastly, a youth recreation and activities program has provided direct programming to the youth of the LHA in order to prevent drug abuse in youth. Overall, these programs have been successful in reaching residents in need and in enhancing the overall security and safety at the Lowell Housing Authority.

ROSS Program

The LHA continued providing programs to elders/disabled adults in the third year of a three year ROSS funded program. The program provides supportive services to elders/disabled adults such as meals on-site, on-site beauty and cosmetology services, on-site store for residents, on-site cafes. Many of the activities have been staffed by resident volunteers who were trained by the Resident Service Coordinator. Other activities have included health screenings, field trips, and educational and informational programs. Many community partnerships have been formed in order to provide a comprehensive array of services to the elderly/disabled adult population. The program is run by a Resident Service Coordinator who is responsible for the success of the activities at each of the

elderly sites. The programs get elders/disabled persons to get out and participate in various programs, thus reducing their isolation and improving their overall life experiences.

Note: This Grant was not renewed. Therefore the LHA has undertaken a program of raising funds to replace it. The proposed plan will incorporate the following features:

Population Characteristics

- *Elderly*
- *Disabled (Physically/Mentally Challenged)*
- *Drug Abuse*
- *Alcoholism*
- *Domestic Violence*
- *Un-Insured/Under-insured*

Needs of Residents

- *Outpatient Counseling – rapid intakes, home visits*
- *Crisis Intervention – 24hr. availability for resident/staff contact*
- *Ability to complete referrals to DMH/DMR for Case Management*
- *On-site AA/NA meetings – Community Room?*
- *Peer Support Network – Volunteers?*
- *Employment assessment, training and support*
- *Preventative Health Education & Services*
- *Sliding Scale/No-fee services*
- *Tenant Council Liaisons*
- *Fundraising*

Family Self-Sufficiency Program

The Lowell Housing Authority's FSS Program takes a holistic approach to self-sufficiency. The Department is made up of a Program Director, FSS Outreach Worker, Homebuyer Planner, and a Youth Activities Director, Transitional Housing Coordinator, and a Family Aide. The mission of the Family Self-Sufficiency Program is to assist residents and Section 8 participants in their quest for self-sufficiency. Some of the programs administered and referred by the Family Self Sufficiency Program include:

- Family Self Sufficiency Section 8 Program
- Family Self Sufficiency Public Housing Program
- Section 8 Homeownership Program
- Preparation for Homeownership/First Time Homebuyers Program

- Credit Repair and credit establishment
- Resume development/interviewing techniques
- Joint Employment Program
- Employment referrals
- Earned Income Tax Credit Program
- Voter registration
- Job Search
- Promotion & dissemination of LHA Youth Activities Scholarship
- Computer Training
- Day Care Placements
- Financial Literacy Program
- Suitability
- Lowell Housing Authority Provider's Network
- Middlesex Community College Links Program
- Middlesex Community College Work Readiness Program

Currently the FSS Section 8 Program has been expanded to include 51 participants. Over the past two years four graduates of the FSS program have utilized their escrows to purchase homes. The FSS program is in the process of preparing many more Section 8 participants to utilize their vouchers to purchase homes.

Homeownership Program

The FSS Department of the Lowell Housing Authority administers a Homeownership Program. To date, we have five Section 8 participants who are utilizing the Section 8 Homeownership Program. The FSS Department is responsible for assisting residents of public housing and Section 8 participants through the home buying process. The staff of the Family Self Sufficiency Department has many resources and referrals to offer residents interested in becoming future homeowners. Our staff is knowledgeable in obtaining and reading credit reports, as well as offering assistance in how to repair and establish credit. Our unique relationship with the Merrimack Valley Housing Partnership, a non-profit in Lowell that educates and certifies residents in the home buying process has become an educational experience that allows our residents to become well-informed homeowners. We also have an exclusive association with the Residents First Development Corporation, a non-profit organization that builds homes for first time homebuyers. Section 8 Participants and residents of the Lowell Housing Authority have access to a distinctive networking system that allows them to become future homeowners. The Residents First Development Corporation has recently completed construction on five duplex homes; the FSS Homebuyer Program prepared all five homebuyers for homeownership. The Staff of the FSS Department assisted these new homeowners from credit repair, shopping for the best interest rate, and obtaining a mortgage. The FSS Department takes a hands on approach with all our clients.

Admissions

Public Housing and Housing Choice Vouchers:

The Division of Public and Leased Housing Programs had a very busy year in screening applicants for admission to the Low Rent Public Housing Program and the Section 8 Housing Choice Voucher Program. Our staff has been trained in effective screening methods and we have implemented new procedures to ensure compliance with Federal Regulations. We currently have two full time staff members devoted to the screening of Section 8 and Public Housing applications.

Division of Leased Housing

Section 8 Housing Choice Voucher Program

Our Section 8 Program continues to grow and expand. In the summer of 2004, a committee made up of representatives from the City of Lowell Planning Department and the Lowell Housing Authority implemented the Section 8 Project Based Program. An RFP was issued in August 2004. Applications were accepted and a separate Waiting List for this program was established in September 2004.

In December of 2004, Project Based Voucher awards were made and in early January 2005 contract implementation began. At the present time we are screening new applicants and filling these units at various locations in the city. Many three bedroom applicants have been very fortunate to take occupancy of brand new duplex units in the Acre section of the city. We look forward to expanding this program in the year ahead.

The Section 8 Homeownership Program continues to thrive with five participants. We are confident that with the re-development of the former Julian D. Steele site, new homeownership opportunities will be offered to current Section 8 Program participants.

We have worked hard to maintain a high occupancy rate and will continue by screening applicants from the waiting list and establishing an approved applicant pool for when Vouchers become available. We are monitoring or funding closely and will strive to utilize 100% of our allocated budget authority.

Facilities Management Programs

Facilities Maintenance

Mass 1-1 North Common Village

524 Apartment inspection repairs completed

60 Vacant apartments turned around
Turned around 1 Fire Damaged Apartment
Trees taken down and/or trimmed back away from buildings

Mass 1-2 George Flanagan

During the year 12 surveillance cameras were installed for added safety and security
Speed bumps and stop signs were added to streets and intersections
Numerous Trees were removed and fences repaired
Rehab crews completed 3 new 2- bedroom units

Mass 1-3 Bishop Markham Village

During the past year, Bishop Markham Village replaced the Trash compactors for all buildings, changed chute doors on all floors, painted and power-washed all trash rooms.

The complete unit renovation in the Congregate building, 174 South Street was initiated, to make all units more accessible to someone on a wheelchair or a walker. The residents were relocated to LHA made hotels during the renovations.

The 3rd phase for the 1st floor handicapped accessible units conversion was completed at 183 Gorham Street.

Union masons repaired a few foundations, and cemented back steps; they are scheduled to finish this job in the near future. Also, all the foundations were scraped and repainted.

Due to some swelling and damages over the years, many hallways doors, apartment doors, and basement doors were replaced, by maintenance.

Mass 1-5 Father Norton Manor

Roof Replacement
Occupied units painted
Benches replaced
Added a Large washer to laundry room
New refrigerator in all units

Mass 1-6 Dewey Archambault Towers

Lobby Renovations
Community Room Carpeted and Painted
Courtyard sectioned off and new tables with umbrellas added
Exterior benches replaced
Occupied units painted

Mass 1-7 Harold Hartwell Court

New fences were installed along back and side of property.
New gates and wall was constructed at entrance to courtyard

Lights were added back yards and parking lots

Mass 1-11 Francis Gatehouse

Trees trimmed from exterior of building

Mass 1- Archie Kennifick Manor

New lighting in common areas

Complete painting in all common areas

Parking increased - East area (Elimination of small garden area)

Mass 1- Father Morrissette Manor

New window blinds for community room and common areas

Mass 1-12 Scattered Site Housing

The 5 Buildings at Colwell Ave foundations were repaired and repointed

Tree was removed and 3 parking spots were created at 467 Central St

Rehab crew started the complete renovation of 38 Lincoln Street

Mass 1-14 Scattered Site Housing

Work was completed on the renovations of all 8 Units at 128 Westford Street

The complete renovation of 17 Bassett St's 5 Bedroom units were completed

Capital Improvements

Capital Improvements completed over the last year:

The following is a list of accomplishments for fiscal year ending 9/30/04.

- Completed rehab of eight (8) units at 128-134 Westford Street – union labor staff.
- Completed rehab of four (4) units at 863-8369 Bridge Street – union labor staff.
- Started rehab of five (5) units at 38-44 Lincoln Street – union labor staff.
- Started rehab of four (4) units at 74-76 Andover Street – union labor staff.
- Completed rehab of four (4) handicapped units at MA 1-3.
- Started construction of (3) 2 bedroom units at MA 1-2. This construction is being done with the Replacement Housing Factor Grant. The three units will become MA 1-17 upon completion and be maintained and operated by the MA 1-2 Property Manager. The LHA acted as general contractor for this construction.
- Started construction of a new central storage facilities building. This building was constructed with forced labor and contractors. The entire job was overseen by LHA staff. The LHA again acted as the general contractor. The building will consist of 6,000 square feet of storage space and work space. There are two offices, two restrooms, and large parking area surrounds the building.
- The rehab crew was used to construct new storage rooms at MA 1-1 and 1-3.

- A contract was awarded to remove and replace the roof at MA 1-5. The contract was completed successfully. The job was also clerked by in house staff.
- A contract was awarded to completely rehab 20 congregate units and common areas at MA 1-3. This job is clerked by the architect's own clerk.
- Completed contract on installation of new trash compactors and trash chutes at MA 1-5, 1-6, and 1-3.
- Completed contract on installation of 51 remote door entrance systems at MA 1-1.
- Completed installation of new cluster mailboxes and canopies at MA 1-1.
- Painted 28 occupied units using forced labor staff at MA 1-1,1-3,1-5,1-6, 1-11.
- Purchased three new trucks for MA 1-1, 1-3, and heating department.
- Completed front lobby at MA 1-6.
- Painted entire common areas at Archie Kenefick Manor with union paint contractor.
- Removed stone wall and built a new brick wall and gate at MA 1-7 using forced labor..
- Completed rehab of fire unit at 591 Bridge Street using forced labor.
- Repaired water main break at MA 1-5 using outside contractor.
- Replaced refrigerators through energy conservation contract at MA 1-1 (524 units) and MA 1-5 (112 units).
- Replaced lighting through energy conservation contract at MA 1-1 hallways, MA 1-5 hallways, 667-2A hallways, 667-2B hallways, MA 1-2 exterior wall packs – 106 total.
- Excavated and installed underground line for security cameras and data lines at MA 1-3.
- Installed security cameras for MA 1-2.
- Installed central air conditioning for common areas and hallways in congregate space at MA 1-3.
- Repaired foundations and walkways at MA 1-1, 1-2, 1-3, 1-12, and 1-14 using union labor staff.

Executed contracts, contracts pending completion and contracts pending advertisement:

1. Work at North Common Village, MA 1-1, for mailboxes and enclosures, and intercom system for all hallways started in October 2003, and was 50% completed by the end of December 2003.
2. New compactors at Dewey Archambault Towers, MA 1-6, Bishop Markham Village, MA 1-3, and Father Norton Manor, MA 1-5 started in October 2003, and was 50% completed by December 2003.
3. Remodeling of front lobby at Dewey Archambault Towers, MA 1-6 started in October 2003, and was 90% completed by December 2003.

4. Prepared blueprints and specifications for new triplex units at MA 1-2 consisting of three (2) bedroom units.
5. Prepared blueprints and specifications for new maintenance building at MA 1-2.
6. Completed blueprints and specifications for rehab of 20 congregate units at MA 1-3.
7. In the process of advertising for selection of design firm to perform a feasibility study for a new office building at MA 1-1 site.
8. Advertised and selected design firm for site improvements at North Common Village, MA 1-1 and Bishop Markham Village, MA 1-3.
9. In the process of advertising and selecting design firm for improvements to front entrance and hallways 1st phase of work at Father Norton Manor, MA 1-5.
10. In the process of selecting design firm for new roof at Father Norton Manor, MA 1-5.
11. Work continuing on the conversion of units into full handicapped units at Bishop Markham Village, MA 1-3.

Attachment L - Site Based Waiting Lists Demographic Analysis

| Date Initiated | Occupation Type | Initial Mix of Racial, Ethnic or Disability Demographics | Current Mix of Racial, Ethnic or Disability Demographics | Percent Change Between Initial and Current Mix of Racial, Ethnic or Disability Demographics |
|-----------------------|---|---|---|--|
| 1941 MA 1-1 | Disabled Elderly | 25 | 25 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 152 | 208 | 37% |
| | Black | 27 | 40 | 48% |
| | Hispanic | 130 | 370 | 185% |
| | Asian | 241 | 180 | -25% |
| 1954 MA 1-2 | Disabled Elderly | 17 | 17 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 160 | 233 | 46% |
| | Black | 25 | 42 | 68% |
| | Hispanic | 228 | 371 | 63% |
| | Asian | 117 | 173 | 48% |
| 1958 MA 1-3 | Disabled Elderly | 45 | 45 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 167 | 211 | 26% |
| | Black | 12 | 19 | 58% |
| | Hispanic | 107 | 138 | 29% |
| | Asian | 60 | 56 | -7% |
| 1967 MA 1-4 | Disabled Elderly | 30 | 30 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 128 | 195 | 52% |
| | Black | 11 | 14 | 27% |
| | Hispanic | 75 | 120 | 60% |
| | Asian | 33 | 43 | 30% |
| 1968 MA 1-5 | Disabled Elderly | 35 | 35 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 154 | 211 | 37% |
| | Black | 12 | 17 | 42% |
| | Hispanic | 76 | 122 | 59% |

| Date Initiated | Occupation Type | Initial Mix of Racial, Ethnic or Disability Demographics | Current Mix of Racial, Ethnic or Disability Demographics | Percent Change Between Initial and Current Mix of Racial, Ethnic or Disability Demographics |
|---------------------------------|---|---|---|--|
| 1971 MA 1-6 | Disabled Elderly | 35 | 35 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 156 | 220 | 41% |
| | Black | 10 | 15 | 50% |
| | Hispanic | 94 | 135 | 44% |
| | Asian | 52 | 54 | 4% |
| 1975 MA 1-7 | Disabled Elderly | 11 | 11 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 106 | 171 | 61% |
| | Black | 20 | 39 | 95% |
| | Hispanic | 181 | 304 | 68% |
| | Asian | 92 | 150 | 63% |
| 1977 MA 1-11 | Disabled Elderly | 32 | 32 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 162 | 230 | 42% |
| | Black | 12 | 15 | 25% |
| | Hispanic | 79 | 122 | 54% |
| | Asian | 37 | 45 | 22% |
| 1980/1982 MA 1-12 MA 1-14 | Disabled Elderly | 16 | 16 | 0% |
| | Non-Elderly Families with Physical Disabilities | 0 | 0 | 0% |
| | Non-Elderly Families with Other Disabilities | 0 | 0 | 0% |
| | White | 136 | 213 | 57% |
| | Black | 24 | 40 | 67% |
| | Hispanic | 200 | 339 | 70% |
| | Asian | 96 | 153 | 59% |

Attachment L - Site Based Waiting Lists

| Housing Needs of Families on the Waiting List | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| Section 8 tenant-based assistance | | | |
| Federal Public Housing | | | |
| Combined Section 8 and Public Housing | | | |
| Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 5059 | | |
| Extremely low income <=30% AMI | 4735 | 93.60% | |
| Very low income (>30% but <=50% AMI) | 303 | 5.99% | |
| Low income (>50% but <80% AMI) | 21 | 0.42% | |
| Families with Children | 2752 | 54.40% | |
| Elderly families | 674 | 13.32% | |
| Disabled Elderly | 0 | | |
| Non-Elderly Families with Physical Disabilities | 1847 | 36.51% | |
| Non-Elderly Families with Other Disabilities | 0 | | |
| White | 1892 | 37.40% | |
| Black | 241 | 4.76% | |
| Asian | 898 | 17.75% | |
| American Indian | 5 | 0.10% | |
| Hispanic | 2022 | 39.97% | |
| | # of families | % of total families | Annual Turnover |
| 1BR | 2277 | 45% | |
| 2 BR | 2340 | 46% | |
| 3 BR | 351 | 7% | |
| 4 BR | 82 | 2% | |
| 5 BR | 10 | 0% | |
| 5+ BR | 0 | 0% | |
| Is the waiting list closed (select one)? No Yes | | | |
| If yes: | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| Section 8 tenant-based assistance | | | |
| Federal Public Housing | | | |
| Combined Section 8 and Public Housing | | | |
| Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 332 | | 3% |
| Extremely low income <=30% AMI | 308 | 92% | |
| Very low income (>30% but <=50% AMI) | 22 | 6% | |
| Low income (>50% but <80% AMI) | 2 | 0% | |
| Families with children | 236 | 71% | |
| Elderly families | 12 | 3% | |
| Families with disabilities | 96 | 28% | |
| White | 125 | 37% | |
| African-American | 39 | 11% | |
| Hispanic | 145 | 43% | |
| American Indian | 2 | 0% | |
| Asian | 21 | 6% | |
| Is the waiting list closed (select one)? No Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 12 mos | | | |
| 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, | | | |

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 800 | | |
| Extremely low income <=30% AMI | 744 | 93% | |
| Very low income (>30% but <=50% AMI) | 52 | 6% | |
| Low income (>50% but <80% AMI) | 4 | 0% | |
| Families with Children | 667 | 83% | |
| Elderly families | 47 | 5% | |
| Disabled Elderly | | 0% | |
| Non-Elderly Families with Physical Disabilities | 218 | 27% | |
| Non-Elderly Families with Other Disabilities | | 0% | |
| White | 208 | 26% | |
| Black | 40 | 5% | |
| Asian | 180 | 22% | |
| American Indian | 1 | 0% | |
| Hispanic | 370 | 46% | |

| | | | |
|-------|-----|--|--|
| 1BR | 132 | | |
| 2 BR | 562 | | |
| 3 BR | 86 | | |
| 4 BR | 19 | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 819 | | |
| Extremely low income <=30% AMI | 752 | 91% | |
| Very low income (>30% but <=50% AMI) | 63 | 7% | |
| Low income (>50% but <80% AMI) | 4 | 0% | |
| Families with Children | 711 | 87% | |
| Elderly families | 36 | 4% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 201 | 24% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 233 | 28% | |
| Black | 42 | 5% | |
| Asian | 173 | 21% | |
| American Indian | 0 | 0% | |
| Hispanic | 371 | 45% | |

| | | | |
|-------|-----|--|--|
| 1BR | 107 | | |
| 2 BR | 593 | | |
| 3 BR | 99 | | |
| 4 BR | 20 | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 424 | | |
| Extremely low income <=30% AMI | 408 | 96% | |
| Very low income (>30% but <=50% AMI) | 15 | 3% | |
| Low income (>50% but <80% AMI) | 1 | 0% | |
| Families with Children | 0 | 0% | |
| Elderly families | 107 | 25% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 255 | 60% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 211 | 49% | |
| Black | 19 | 4% | |
| Asian | 56 | 13% | |
| American Indian | 0 | 0% | |
| Hispanic | 138 | 32% | |

| | | | |
|-------|-----|--|--|
| 1BR | 408 | | |
| 2 BR | 16 | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 373 | | |
| Extremely low income <=30% AMI | 357 | 95% | |
| Very low income (>30% but <=50% AMI) | 15 | 4% | |
| Low income (>50% but <80% AMI) | 1 | 0% | |
| Families with Children | 0 | 0% | |
| Elderly families | 100 | 26% | |
| Disabled Elderly | | 0% | |
| Non-Elderly Families with Physical Disabilities | 201 | 53% | |
| Non-Elderly Families with Other Disabilities | | 0% | |
| White | 195 | 52% | |
| Black | 14 | 3% | |
| Asian | 43 | 11% | |
| American Indian | 1 | 0% | |
| Hispanic | 120 | 32% | |

| | | | |
|-------|-----|--|--|
| 1BR | 371 | | |
| 2 BR | 2 | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 396 | | |
| Extremely low income <=30% AMI | 376 | 94% | |
| Very low income (>30% but <=50% AMI) | 18 | 4% | |
| Low income (>50% but <80% AMI) | 2 | 0% | |
| Families with Children | 0 | 0% | |
| Elderly families | 109 | 27% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 213 | 53% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 211 | 53% | |
| Black | 17 | 4% | |
| Asian | 44 | 11% | |
| American Indian | 1 | 0% | |
| Hispanic | 123 | 31% | |

| | | | |
|-------|-----|--|--|
| 1BR | 392 | | |
| 2 BR | 4 | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|---|---------------|---------------------|-----------------|
| Waiting list total | 425 | | |
| Extremely low income <=30% AMI | 407 | 95% | |
| Very low income (>30% but <=50% AMI) | 17 | 4% | |
| Low income (>50% but <80% AMI) | 1 | 0% | |
| Families with Children | 0 | 0% | |
| Elderly families | 102 | 24% | |
| Disabled Elderly | | 0% | |
| Non-Elderly Families with Physical Disabilities | 233 | 54% | |
| Non-Elderly Families with Other Disabilities | | 0% | |
| White | 220 | 51% | |
| Black | 15 | 3% | |
| Asian | 54 | 12% | |
| American Indian | 1 | 0% | |
| Hispanic | 135 | 31% | |

| | | | |
|-------|-----|--|--|
| 1BR | 425 | | |
| 2 BR | 2 | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

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

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 664 | | |
| Extremely low income <=30% AMI | 612 | 92% | |
| Very low income (>30% but <=50% AMI) | 50 | 7% | |
| Low income (>50% but <80% AMI) | 2 | 0% | |
| Families with Children | 649 | 98% | |
| Elderly families | 26 | 4% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 144 | 22% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 171 | 26% | |
| Black | 39 | 6% | |
| Asian | 150 | 23% | |
| American Indian | 0 | 0% | |
| Hispanic | 304 | 46% | |
| | | | |
| 1BR | 14 | | |
| 2 BR | 552 | | |
| 3 BR | 74 | | |
| 4 BR | 20 | | |
| 5 BR | 4 | | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 54 months only for 3 & 4 BRs
 Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Federal Public Housing - **Francis Gatehouse**

Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 413 | | |
| Extremely low income <=30% AMI | 393 | 95% | |
| Very low income (>30% but <=50% AMI) | 17 | 4% | |
| Low income (>50% but <80% AMI) | 3 | 1% | |
| Families with Children | 0 | 0% | |
| Elderly families | 117 | 28% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 217 | 53% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 230 | 56% | |
| Black | 15 | 4% | |
| Asian | 45 | 11% | |
| American Indian | 1 | 0% | |
| Hispanic | 122 | 30% | |

| | | | |
|-------|-----|--|--|
| 1BR | 409 | | |
| 2 BR | 4 | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

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

If yes:

How long has it been closed (# of months)? 54 months only for 3 & 4 BRs

Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Federal Public Housing - **Scattered Sites**

Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|---|---------------|---------------------|-----------------|
| Waiting list total | 745 | | |
| Extremely low income <=30% AMI | 686 | 92% | |
| Very low income (>30% but <=50% AMI) | 56 | 8% | |
| Low income (>50% but <80% AMI) | 3 | 0% | |
| Families with Children | 725 | 97% | |
| Elderly families | 30 | 4% | |
| Disabled Elderly | 0 | 0% | |
| Non-Elderly Families with Physical Disabilities | 165 | 22% | |
| Non-Elderly Families with Other Disabilities | 0 | 0% | |
| White | 213 | 29% | |
| Black | 40 | 5% | |
| Asian | 153 | 21% | |
| American Indian | 0 | 0% | |
| Hispanic | 339 | 46% | |

| | | | |
|-------|-----|--|--|
| 1BR | 19 | | |
| 2 BR | 605 | | |
| 3 BR | 92 | | |
| 4 BR | 23 | | |
| 5 BR | 6 | | |
| 5+ BR | | | |

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

If yes:

How long has it been closed (# of months)? 54 months only for 3 & 4 BRs

Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes

Attachment M: Pest Control Plan

Control of pests and rodents is essential to maintain the safety and sanitation of dwelling units. The Lowell Housing Authority and our public housing residents must exert their best efforts to ensure a clean and healthy living environment throughout all LHA public housing developments. These efforts must include effective pest control (of roaches, other insects, mice and other vermin). The following policies and practices are intended to mutually achieve effective pest control throughout LHA public housing developments.

GENERAL CLEANLINESS

The LHA - will exert best efforts to ensure that grounds, common areas and community facilities are clean and free of any garbage or debris which would attract or provide a food source for insects or vermin. Areas in and around garbage dumpsters and litter containers and community facilities in which food is served will be given special attention.

Residents - must exert best efforts to keep individual apartments clean and free of any garbage or debris that would attract or provide a food source for insects or vermin. Residents are also urged to report any knowledge of site conditions which would attract pests or of actual infestation by roaches, other insects, mice or other vermin. Residents are also encouraged to urge their neighbors to assist in keeping site grounds, common areas and public facilities as clean as possible, for example, place litter and non-household garbage in proper containers.

ANNUAL AND PERIODIC EXTERMINATION

The LHA - will conduct annual and periodic extermination of all apartments, common areas, basements and building exteriors. The extermination will be done by a private contractor who has been licensed by the State to perform the extermination work. Regular extermination schedules (usually by building) will be established by Property Managers. Property Managers will be responsible for notifying the residents within 48 hours prior to extermination of a dwelling unit.

Residents - may either be home or not home during the extermination of their dwelling unit.

SPECIAL EXTERMINATIONS

The LHA - will periodically conduct intensive exterminations to better control persistent infestation problems and vulnerable areas, and to respond to special emergent circumstances, such as nearby construction (which tends to drive mice and vermin from existing burrows into nearby properties). These special treatments will be conducted by a licensed private sector contractor.

Residents - are urged to inform site management staff of particular problem areas and of changed conditions which may require special pest control treatment.

CONDITION EVALUATION

The LHA - will include pest control observations during all apartment inspections and during the completion of routine work orders.

Residents - are urged to inform property managers, apartment inspectors and other LHA staff of any infestation problems.

ENFORCEMENT

The LHA - has included cleanliness and extermination requirements as part of the residential lease provisions in order to ensure a healthy living environment. Violations of extermination requirements will result in a Notice of Lease Violation and, if they persist, appropriate remedial action in court.

ATTACHMENT N:
POLICY AND PROCEDURES FOR PHYSICAL INSPECTIONS
OF LOWELL HOUSING AUTHORITY PROPERTIES AND UNITS

Policy and Procedure for Physical Inspections of LHA Units

1. Each unit will be inspected at least once per year by a Certified H.Q.S. Technician Inspector.
2. All emergency deficiencies found during the inspection will be corrected within 24 hrs. with a work order to record each correction.
3. All routine deficiencies will be corrected with a work order to record each repair within two (2) weeks of noted deficiency.
4. All vacant units ready for reoccupancy will be inspected by the H.Q.S. Inspector with a report to the appropriate Property Manager.
5. All completed repairs must have a detailed work order.
6. The H.Q.S. Inspector will note all Capital Fund Work Items (items considered to be beyond ordinary maintenance). This in turn will generate items to be added to the Capital Fund Budget.
7. The H.Q.S. Inspector will continually re-inspect at least 5% of all LHA units.

Policy and Procedure for Physical Inspections of
Common Areas, Sites, Buildings, Grounds, and Exterior Lighting

1. The H.Q.S. Inspector will conduct site inspections of all LHA property noting all deficiencies along with safety hazards. Reports will be submitted to each Property Manager. This then becomes the Property Manager's responsibility to have all deficiencies corrected or addressed appropriately.
2. The H.Q.S. Inspector will note all items to be considered as Capital Fund issues. These items will be incorporated in order of priority into the Capital fund Program Budget.

Attachment O: Amendment to Administrative Plan

Chapter 12 A. of the Administrative Plan is amended as follows:

A. Annual Recertification of Family Income and Composition

In implementing the HUD requirement that family income and composition be re-examined at least annually, the LHA will notify families in writing between 75 and 90 days before the recertification is scheduled to be completed on the date designated at each federal development as the annual recertification date.

Attachment P: Certifications

The original Certifications are transmitted separately and copies are attached.

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, John F. Cox the City Manager certify
that the Five Year and Annual PHA Plan of the Lowell Housing Authority is
consistent with the Consolidated Plan of The City of Lowell prepared
pursuant to 24 CFR Part 91.

 6.20.05
Signed / Dated by Appropriate State or Local Official

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

LOWELL HOUSTING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PRA - PLAN

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Gary K. Wallace

Executive Director

Signature

Date (mm/dd/yyyy)



06-24-05

Previous edition is obsolete

Form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name

LOWELL HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PHA - Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - a. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that were not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3725, 3802)

| | |
|--|-----------------------------|
| Name of Authorized Official CaryKE. Wallace | Title Executive Director |
| Signature x <i>CaryKE. Wallace</i> | Date 06-24-05 |

**EXTRACT FROM THE MINUTES OF A SPECIAL MEETING HELD
ON TUESDAY, JUNE 14, 2005**

A Special Meeting of the Members of the Lowell Housing Authority was held on this date, Tuesday, June 14, 2005, in the Conference Room, Armand P. Mercier Multi-Service Center, 21 Salem Street, Lowell Massachusetts. The meeting was called to order at 4:00 P.M. by Chairman Robert J. McMahon.

Upon direction of the Chairman, the secretary called the roll of membership, which resulted as follows:

Present: Mr. Zaim, Mrs. Achin, Mr. Flynn, Mr. McMahon
Absent: Mr. Hall

The Chairman declared a quorum present and the meeting opened for the transaction of business.

LHA 5 YEAR PLAN AND ANNUAL PLAN

A motion was made by Mr. Flynn and seconded by Mr. Zaim to approve submission of the Lowell Housing Authority's 5 year Plan for fiscal years 2005-2009 and the Annual Plan for fiscal year 2005.

A roll call vote was taken with the following results:

Yeas: Mr. Zaim, Mrs. Achin, Mr. Flynn, Mr. McMahon
Nays: None
Absent: Mr. Hall

The Chairman declared the motion carried and the vote adopted.

Lowell Housing Authority

350 Moody Street • PO Box 60 • Lowell, Massachusetts 01852-0060 • (978) 937-3501
Fax: (978) 937-5758 • TDD: 1-800-545-1833 Ext. 178 • www.lhma.org



Gary K. Wallace
Executive Director

Robert J. McMahon
Chairman
Walter J. Flynn, Jr.
Vice Chairman
Connie M. Achin
James P. Hall
Michael G. Zaino
Commissioners

CERTIFICATE

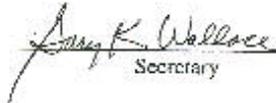
I, the undersigned, duly appointed, qualified and Secretary of the Lowell Housing Authority, do hereby certify:

THAT the attached extract from the minutes of a **Special Meeting** of the members of the Lowell Housing Authority, held on **Tuesday, June 14, 2005**, is a true and correct copy of the original minutes of said meeting on file and of record, insofar as said original minutes relate to the matter set forth in said attached extract; and

THAT on the date of the meeting, each member present and voting was a resident of the City of Lowell, Massachusetts;

THAT notice of meeting was duly filed more than forty-eight hours prior thereto with the Clerk of the City of Lowell, Massachusetts, in accordance with the requirements of Section 23A, Chapter 39 of the General Laws, as amended. (Chapter 626, Acts 1958)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 21st day of June 2005.


Secretary

SEAL

"A STRONG COMMITMENT TO RESIDENT INITIATIVES"



DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0340 0046

| | | |
|--|---|--|
| 1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | 2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input type="checkbox"/> a. Initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Lowell Housing Authority 350 Moody Street Lowell, MA 01853 Congressional District, if known: | |
| 6. Federal Department/Agency: HUD | 7. Federal Program Name/Description: Capital Fund Program CFP/CFPRRE CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$3,224,113.00 | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): | |
| <small>11. Information reported through this form is controlled by 31 U.S.C. section 1352. The disclosure of lobbying activities is a material consideration of the type which influence has placed by the reporting entity. The information was made available to the public. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be made available to the public and will be available for public examination. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</small> | Signature: <u>Robert J. McKeon</u> Print Name: <u>Robert J. McKeon</u> Title: <u>Chairman Board of Commissioners</u> Telephone No.: <u>978-937-3501</u> Date: <u>06-24-05</u> | |
| Federal Use Only: | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) | |

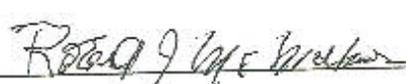
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(f).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Lowell Housing Authority
PHA Name

MA001
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: _____
- Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2005
- Streamlined Five-Year PHA Plan for Fiscal Years 20 - 20, including Annual Plan for FY 20

I hereby certify that all the information stated herein, as well as any information provided as the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012-31; 5 U.S.C. 5729, 5802)

| | |
|---|----------------------------------|
| Name of Authorized Official | Title |
| Robert J. McMahon | Chairman, Board of Commissioners |
| Signature | Date |
| X  | 06-24-05 |

**Standard PHA Plan
PIIA Certifications of Compliance**

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

**PIIA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PIIA Plans**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ standard Annual, X standard 5-Year/Annual or ___ streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2025, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PIIA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.15). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PIIA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PIIA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIIT Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PIIA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.