

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

PHA Plans

Annual Plan for Fiscal Year 2006

FINAL VERSION JUNE 28 2006

Lowell Housing Authority, Massachusetts

PHA Name: Lowell Housing Authority

PHA Number: MA 001

PHA Fiscal Year Beginning: 10/2006

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)

Annual PHA Plan
PHA Fiscal Year 2006
[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 21 % compared to 19% 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 five developments and we are in the process of installing an additional surveillance system in our largest family development. 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 are planning to install video surveillance systems in all our developments.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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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 2000-2004 Capital Fund Program Annual & Replacement Housing Fund Statement
- C. FY 2005 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2006 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 One for 2005-2009)
 - 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 local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
√	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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
√	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 Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
√	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	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
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

HOUSING NEEDS TABLE						
Household Type				% of HH	# of HH	
	OWNER	Lg. Related	Cost Burden > 30%	70.0%	1,585	
			Cost Burden > 50%	47.7%	1,080	
			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	
		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		
	RENTER	Elderly	Total No. of HH	100.0%	632	
			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		
Household Income >30% <=50% of MFI						

HOUSING NEEDS TABLE					
Household Type				% of HH	# of HH
	OWNER	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
		Elderly	Total No. of HH	100.0%	884
			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	
Household Income >50% <= 80% of MFI	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
			Cost Burden > 50%	0.6%	10
		Lg. Related	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
	OWNER	Elderly	Total No. of HH	100.0%	862
			Any Hsg. Problem	17.6%	152

HOUSING NEEDS TABLE					
Household Type			% of HH	# of HH	
			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
> 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: 2006
- 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			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with Children			
Elderly families			
Disabled Elderly			
Non-Elderly Families			

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
with Physical Disabilities			
White			
Black			
Hispanic			
Asian			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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)? 90 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			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with disabilities			
White			
African-American			
Hispanic			
American Indian			
Asian			
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)? 68 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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			

Please note that due to a changeover in the MIS of the LHA, these waiting lists have not been updated from last year. When the software has been completed and tested, the LHA will submit revised wait list tables.

STATE

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- MRVP tenant-based assistance
 - State 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			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with Children			
Elderly families			
Disabled Elderly			
Non-Elderly Families with Physical Disabilities			
White			
Black			
Hispanic			
Asian			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with disabilities			
White			
African-American			
Hispanic			
American Indian			
Asian			
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 2.

Changes Facing the Agency	Priority	Year to be Addressed
More training for all employees, especially in the maintenance trades	High	2-5
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
Staff need a lot more training including communication, demeanor and management of relationships with other staff	Low	2
Reduced resources requires a different approach to staff utilization, discipline and leadership	Low	2
Slow payment of McKinney monies	Low	2

Increase the availability of decent, safe, and affordable housing - preservation.	Priority	Year to be Addressed
More police on every site	High	2
More surveillance cameras	High	2-5
Implement the HUD mandated resident screening committee with the additional authority to address problems relating to undesirable tenants	High	2

Increase the availability of decent, safe, and affordable housing – production.	Priority	Year to be Addressed
Increase home ownership opportunities	High	2
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	2-5

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% 2005 – 20%)	High	2-5
Lobby government to increase minimum wage	Low	2-5
More Section 8 vouchers for working HHs	Low	2-5

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	2-5
Continue unit care and responsibility training for all new tenants	Low	2-5
New attitude to working and non-working tenants alike	Low	2-5
Implement an IDA Program	High	2
Remove or modify the re-sale restrictions on HCV homeownership	High	2

Ensure Equal Opportunity in Housing for all Americans	Priority	Year to be Addressed
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Diversify the Operational Base of the Authority	Priority	Year to be Addressed
More care about who become tenants	Low	2-5

Other Goals the LHA should pursue	Priority	Year to be Addressed
Make work fun	Low	2-5
Re-caulk and wash windows annually	Medium	2-5
Review accessibility at Francis Gatehouse at ramp and from basement apartments	High	2
Rebuild or replace elevators	High	2-5
Review Tenant Transfer policy especially for overcrowded units	High	2
Total Replacement of Heating and Hot Water systems in Nth Common	High	2
Remodel all units cabinets, stoves, sinks etc. in Nth Common, Flanagan, Francis Gatehouse, Bishop Markham	High	2
Redesign or reconfigure Adams Street	High	2

Other Goals the LHA should pursue	Priority	Year to be Addressed
Removal of internal gutter systems in hi-rises in Nth Common	High	2
Have property managers and site maintenance staff more involved in rehab and construction work from design to construction	High	2
Get all residents employed full-time	Medium	2
Need for more productivity through better tools	Low	2-5
Analyze work orders more usefully such as what are the most common/most expensive 'failures'	Low	2-5
Reduce favoritism and nepotism in the Authority	Low	2
Staffing has not kept up with demands - understaffing	Low	2
Communication within the agency needs to be upgraded	Low	2
How can staff 'burn-out' be managed?	Low	2
Introduce more cross-training	Low	2-5
Privatize operations wherever possible	Medium	2-5

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	7,382,798	
A. Public Housing Capital Fund	3,073,591	
B. HOPE VI Revitalization	0	
C. HOPE VI Demolition	0	
D. Annual Contributions for Section 8 Tenant-Based Assistance	12,549,182	
E. Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
a) Resident Opportunity and Self-Sufficiency Grants	349,809	
b) Community Development Block Grant	24,824	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	4,737,584	See Attachments B & D
3. Public Housing Dwelling Rental Income		
Federal Low Rent Public Housing	5,500,000	Operations
4. Other income (list below)		
Investment Income(Federal)	50,000	Operations
Other Income other than rent and interest.	130,000	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	1,760,000	
Unrestricted Investment Income (State)	10,000	
Total resources	\$35,685,788	

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, we have begun the process of leasing 37 units designated for Project based Rental Assistance 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. To date, 9 units have been placed under contract at this location.

The total number of units under contract for Project Based Rental Assistance as of January 2006, is 42. These units consist of two and three bedrooms. We plan to implement a contract in early spring for 12 SRO units for disabled individuals at 205 Middlesex Street in Lowell. These apartments have been completely renovated and a wide array of services will be offered at this location. These services include an on-site nursing staff, a full-time mental health clinician and three case managers. We plan to continue to project base units to increase the number of housing units with long term affordability in the city of Lowell.

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 as 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 2005 are \$774 (0BR) \$927 (1BR), \$1,191(2BR), \$1,422 (3BR), \$1,561 (4BR), \$1,795 (5+ BR). These amounts reflect 105% of the published FMR. 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)

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 an Executive Director and Executive Administrator. 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	1,641	16
State Public Housing	231	N/A
Section 8 Vouchers	1246	6%
Section 8 Mod Rehab	0	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	N/A
Mainstream	75 (included in 1246 above)	1%
Public Housing Drug	Discontinued N/A	N/A

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Elimination Program (PHDEP)		
Other Federal Programs		
New Approach Anti-Drug Program	N/A	N/A
ROSS Supportive Services Program	1,422	N/A
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 Section 32 and 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:

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: 10/06 b. Projected end date of activity: 2/07

Demolition/Disposition Activity Description
1a. Development name: Bishop Markham Village 1b. Development (project) number: MA1-3
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved: N/A
5. Number of units affected: 8
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: 2/09 b. Projected end date of activity: 2/10

The Bishop Markham Village has eight (8) three (3) bedroom units that are underutilized. The Authority plans to convert these units to one (1) bedroom units to accommodate elderly and/or disabled residents.

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>(8/31/07)</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.)

The Lowell Housing Authority will explore the Section 32 program in conjunction with its exploration of the HOPE VI program referenced above. If the Section 32 program is deemed appropriate for the LHA, it will prepare an application to HUD for approval.

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 may be changed as the program continues.

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)	10	Specific Criteria	MCC	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		January –	Mercier Center	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)
Preparation/EFILE		April 15 th	LHA Casey Family Ser. IRS	Low Income Residents of The City.
Middlesex Community College Links Program		Spring & Fall	MCC Bedford Campus	FSS/PH
Resume Development & Employment Programs		Ongoing	FSS Department	FSS/PH
Access to Jobs Joint Employment Program (Lenzi's Catering Service, United Teen Equality Center)	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
Work Readiness Program MCC	4	Specific Criteria	MCC	THP
MCC & LHA Customer Service	10	Specific Criteria	MCC	FSS/PH/THP
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	60+	Voluntary	FSS Department	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)
(RFDC)				
South Bay Mental Health Certification Program	12 4	Mandatory Ongoing	Transitional Pro. Comm. College	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
Public Housing Resident Counsel FSS Seminars		As needed - ongoing	Resident Council Community Rooms	PH
Driver's Education Program Spanish and English	15	As needed	Casey Family and LHA	PH/S8/THP
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	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: 1/1/2004)
Public Housing	N/A	N/A
Section 8	50	43

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

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

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

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
 - Surveillance Cameras

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 LRPB projects and/or the acquisition/development of replacement mixed income housing.
- The Lowell Housing Authority has been taking 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. In addition, staff have attended 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 continue to 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)

A new Tenant representative on the Board of Commissioners will be appointed later this year (2006)

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) **To be updated later**

- 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 2005 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 the issues raised in the FY 2005 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 and to host monthly management /resident informational 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.
- To instill pride in their surroundings residents are encouraged to help maintain common areas and hallways clean and free of debris.
- Residents are urged to report other residents who violate and/or visitors who dirty or deface common areas and hallways.
- We 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.
- We diligently 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 five developments and we are in the process of installing these cameras in our largest family development, North Common Village. In addition, we have installed surveillance monitors in our police precinct that observe activity in our developments. 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 and installed additional lighting where needed.

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 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 2000-2004 Capital Fund Program Annual & Replacement Housing Fund Statement
- C. FY 2005 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2006 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 1 of 5 Year 2005-2009)
 - 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
	Actual Same units <u>Average</u>	85% of PHA Wide Avg Income (Avg x .85)	115% of PHA Wide Avg Income (Avg x 1.15)		
MA 1-1	16,616	14,124	19,108	14,641	Yes
MA 1-2	16,616	14,124	19,108	16,978	Yes
MA 1-7	16,616	14,124	19,108	27,289	No
MA 1-12	16,616	14,124	19,108	22,627	No
MA 1-14	16,616	14,124	19,108	22,931	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 have not been successful in addressing the situations at Harold Hartwell Court (MA 1-7) and especially at the Scattered Sites (MA 1-12, 1-14). The LHA will monitor it quarterly and if the trends cannot be changed it will use 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 filed 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.

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/Part I: Summary					
PHA Name:	Grant Type and Number:	Federal FY of Grant: 2003			
Lowell Housing Authority	Capital Fund Program: MA06P00150103				
	Replacement Housing Factor Grant No:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Diasters/Emergen <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 - 1/9/06)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obilgated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	125,000	125,000	125,000	125,000
3	1408 Management Improvements Soft Costs	200,598	201,698	201,698	201,698
	Management Improvement Hard Costs	0	0	0	0
4	1410 Administration	288,819	288,819	288,819	266,009
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	200,000	204,270	190,304	190,304
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	200,000	238,427	238,427	238,427
10	1460 Dwelling Structures	882,361	1,533,604	1,533,604	751,562
11	1465.1 Dwelling Equipment-Nonexpendable	24,402	7,757	7,757	7,757
12	1470 Nondwelling Structures	94,012	264,090	264,090	264,090
13	1475 Nondwelling Equipment	848,000	0	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
17	1495.1 Relocation Cost	25,000	24,527	24,527	24,527
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of line 2-19)	\$2,888,192	\$2,888,192	\$2,874,226	\$2,069,374
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to section 504 Compliance			97.60%	
	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				

HUD 50075

 Gary K. Wallace, Executive Director

 Date

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 1			Federal FY of Grant: 2003		
PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No:						
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	125,000	125,000	Completed
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	200,000	201,698	201,298	201,698	Completed
HA-Wide	Administration	1410	All	288,819	288,819	288,819	266,009	On-Going
HA-Wide	Fees & Costs	1430	All	200,000	204,270	190,304	190,304	On-Going
HA-Wide	Site Improvements Sidewalks,Painting, Fencing Brick Work	1450	All	200,000	238,427	238,427	238,427	Completed
HA-Wide	Non-Dwelling Structures	1470	All	94,012	264,090	264,090	264,090	Completed
HA-Wide	Dwelling Structures	1460						
HA-Wide	Non-Routine Vacancy Prep.	1460	All					
	Non-Routine PM Repairs	1460	All					
	Dwelling Equipment	1465.1	All	25,000	7,757	7,757	7,757	Completed
	Non-Dwelling Equipment	1475	All					
	Relaocation for Rehab	1495.1	All	25,000	24,537	24,537	24,527	Completed
TOTALS:				\$1,157,831	\$1,354,598	\$1,340,232	\$1,317,812	

HUD 5

Gary K. Wallace, Executive Director

Date

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: 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	
MA 1-1 NORTH COMMON VILLAGE Moved Heating Improvements to ESCO-RFP	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475						
	Heating Improvements		524 units	\$602,639	0	0	0	Moved Funds to

								MA 1-5 Entrance & Hallways
	MA 1-1 Totals:			\$602,639	\$0	\$0	\$0	

HUD 5

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: 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	
MA 1-2 GEORGE FLANAGAN DEV. Moved Heating Improvements to ESCO-RFP	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470						
Utility Building				94,012	264,090	264,090	264,090	Completed
Non-Dwelling Equipment	1475							

	Heating Improvements		166 Units	172,681	0	0	0	Moved Funds to MA 1-5 /1460
	MA 1-2 Totals:			\$266,693	\$264,090	\$264,090	\$264,090	

HUD 5

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: 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	
MA 1-3 ISHOP MARKHAM VILLAGE Moved Heating Improvements to ESCO-RFP	Site Improvements	1450		0				
	Dwelling Structures	1460						
	Convert Units to Handicap		28 Units	\$183,886	191,599	191,599	191,599	Completed
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475						
Heating Improvements			399 Units	172,680	0	0	0	Moved Funds to MA 1-5 1460

	MA 1-3 Totals:			\$356,566	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				Page: 5				
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	
MA 1-4 FAULKNER STREET NO ENTRYS FOR MA 1-4	Site Improvements	1450		0				
	Dwelling Structures	1460						
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-4 Totals:			\$0	\$0	\$0	\$0	

HUD 5

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 6			Federal FY of Grant: 2003		
PHA Name: Lowell Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P00150103 Replacement Housing Factor Grant No:					
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				
	Dwelling Structures	1460						
	Entrance & Hallways		112 units	125,000	1,068,816	1,068,816	289,405	Moved from heati improvements MA 1-1, 1-2, 1-3
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
Non-Dwelling Equipment	1475			0				

	MA 1-5 Totals:			\$125,000	\$1,068,816	\$1,068,816	\$289,405	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				Page: 7				
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	
MA 1-6 DEWEY ARCHAMBAULT TOWERS	Site Improvements	1450		0				
NO ENTRYS FOR MA 1-6	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-6 Totals:			\$0	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 8					
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	
MA 1-7 AROLD HARTWELL COUR NO ENTRYS FOR MA 1-7	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-7 Totals:			\$0	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				Page: 9				
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	
MA 1-11 FRANCIS GATEHOUSE	Site Improvements	1450		0				
NO ENTRYS FOR MA 1-11	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-11 Totals:			\$0	\$0	\$0	\$0	

HUD 5

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: 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	
MA 1-12 SCATTERED SITES	Site Improvements	1450		0				
	Dwelling Structures	1460						
	Exterior Buildings		12 Bldgs	\$128,681	0	0	0	Deffered to Later
	Rehab Units		45 units	\$200,000	\$271,265	\$271,265	\$268,634	On-going
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
Non-Dwelling Equipment	1475			0				

	MA 1-12 Totals:			\$128,681	\$271,265	\$271,265	\$268,634	

HUD 5

Annual Statement/Performance and Evaluatin 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: MA06P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Acitivities	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				
	Dwelling Structures	1460						
	Building Exteriors		18 Bldgs.	\$128,680	\$0	0	0	Deffered to later y
	Rehab Units		60 units	\$200,000	\$1,924	\$1,924	1,924	Completed for this year
	Dwelling Equipment	1465.1		\$0				
	Non-Dwelling Structures	1470		\$0				
	Non-Dwelling Equipment	1475		\$0				

	MA 1-14 Totals:			\$328,680	\$1,924	\$1,924	\$1,924	

HUD 5

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: MA06P0015010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA/Wide 1406	10/1/09		9/15/09	10/1/11			
HA/Wide 1408	10/1/09		9/15/09	10/1/11			
HA/Wide 1410	10/1/09		9/15/09	10/1/11			
HA/Wide1430	10/1/09		9/15/09	10/1/11			
HA/Wide 1450	10/1/09		9/15/09	10/1/11			
HA/Wide 1460	10/1/09		9/15/09	10/1/11			
HA/Wide 1465.1	10/1/09		9/15/09	10/1/11			
HA/Wide 1470	10/1/09		9/15/09	10/1/11			
HA/Wide 1475	10/1/09		9/15/09	10/1/11			
HA/Wide 1495.1	10/1/09		9/15/09	10/1/11			

HUD 50075

Gary K. Wallace, Executive Director

Date

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/Part I: Summary					
PHA Name: Lowell Housing Authority		Grant Type and Number: Capital Fund Program: ma06P00150203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Diasters/Emergen		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 - 1/9/06)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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	50,000	48,590	48,590	48,590
3	1408 Management Improvements Soft Costs	50,000	53,628	52,654	52,654
	Management Improvement Hard Costs	0	0	0	0
4	1410 Administration	58,193	58,193	55,625	55,625
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	50,000	50,436	45,820	45,820
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	100,000	136,081	136,081	7,750
10	1460 Dwelling Structures	170,000	235,000	235,000	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	103,735	0	0	0
13	1475 Nondwelling Equipment	0	0	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
17	1495.1 Relocation Cost	0	0	0	0
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of line 2-19)	\$581,928	\$581,928	\$573,770	\$210,439
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to section 504 Compliance			99%	

	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			

HUD 50075

Gary K. Wallace, Executive Director

Date

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: 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	48,590	48,590	48,590	
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	50,000	53,628	52,654	52,654	On-Going
HA-Wide	Administration	1410	All	58,193	58,193	55,625	55,625	On-Going
HA-Wide	Fees & Costs	1430	All	50,000	50,436	45,820	45,820	On-Going
HA-Wide	Site Improvements	1450	All	100,000	136,081	136,081	7,750	On-Going
HA-Wide	Non-Dwelling Structures	1470	All	103,735	0	0	0	
	Dwelling Structures	1460	All	170,000	235,000	235,000	0	Bid Awarded 2005
	Non-Routine Vcancy Prep.	1460	All					
	Non-Routine PM Repairs	1460	All					
	Dwelling Equipment	1465.1	All					
	Non-Dwelling Equipment	1475	All					
	Relaocation for Rehab	1495.1	All					
TOTALS:				\$581,928	\$581,928	\$573,770	\$210,439	

HUD 50075

Gary K. Wallace, Executive Director

Date

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:		Grant Type and Number				Federal FY of Grant:		
Lowell Housing Authority		Capital Fund Program Grant No: MA06P00150203				2003		
		Replacement Housing Factor Grant No:						
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				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

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: 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	
MA 1-2 GEORGE FLANAGAN DEV. Work Item 1470 Maint. Building Completed 2003 Phase 1 Budget	Site Improvements	1450		0				
	Dwelling Structures	1460						
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-2 Totals:								

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 4					
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	
MA 1-3 ISHOP MARKHAM VILLAGE	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1						
	Non-Dwelling Structures	1470		0				
Non-Dwelling Equipment	1475			0				

		MA 1-3 Totals:							

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 5					
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	
MA 1-4 FAULKNER STREET	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-4 Totals:			\$0	\$0	\$0	\$0	

HUD 50075

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: 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	
MA 1-5 FATHER NORTON MANOR	Site Improvements	1450		0				
	Dwelling Structures	1460						
	Front Entrance & Hallways			\$0	235,000	235,000		Bid Awarded 2005
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470						
Non-Dwelling Equipment	1475			0				

	MA 1-5 Totals:			\$0	\$235,000	\$235,000	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 7					
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	
MA 1-6 DEWEY ARCHAMBAULT TOWERS Work Item 1460 Manager's Office & Community Space Completed 2002 Budget Moved Funds To 1470 MA 1-5	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
Non-Dwelling Equipment	1475			0				

		MA 1-6 Totals:							

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 8					
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Lowell Housing Authority		Capital Fund Program Grant No: MA06P00150203				2003		
		Replacement Housing Factor Grant No:						
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 CAROLD HARTWELL COUR	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

		MA 1-7 Totals:							

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 9					
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Lowell Housing Authority		Capital Fund Program Grant No: MA06P00150203				2003		
		Replacement Housing Factor Grant No:						
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				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-11 Totals:			#REF!	#REF!	#REF!	#REF!	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 10					
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	
MA 1-12 SCATTERED SITES	Site Improvements	1450		0				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-12 Totals:								

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 11					
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Lowell Housing Authority		Capital Fund Program Grant No: MA06P00150203				2003		
		Replacement Housing Factor Grant No:						
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				
	Dwelling Structures	1460		0				
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structures	1470		0				
	Non-Dwelling Equipment	1475		0				

	MA 1-14 Totals:								

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

HUD 50075

Gary K. Wallace, Executive Director

Date

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFI 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 Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 (9/28/05))					
<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				
2	1406 Operations	93,396	93,396	0	0
3	1408 Management Improvements Soft Costs	213,383	270,280	270,280	270,280
	Management Improvement Hard Costs				
4	1410 Administration	318,909	318,909	318,909	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	168,383	168,383	12,753	12,753
8	1440 Site Acquisition				
9	1450 Site Improvement	168,383	168,383	168,383	168,383
10	1460 Dwelling Structures	1,422,479	1,422,479	1,851,574	9,357
11	1465.1 Dwelling Equipment-Nonexpendable	18,383	18,383	0	0
12	1470 Nondwelling Structures	767,383	710,486	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	18,383	18,383	0	0
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of line 2-19)	\$3,189,082	\$3,189,082	\$2,621,899	\$460,773
	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			

HUD 50075

Gary K. Wallace, Executive Director

Date

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	93,396	0	0	
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipmen	1408	All	213,383	270,280	270,280	270,280	
HA-Wide	Administration	1410	All	318,909	318,909	318,909	0	
HA-Wide	Fees & Costs	1430	All	168,383	168,383	12,753	12,753	
HA-Wide	Site Improvements	1450	All	168,383	168,383	168,383	168,383	
HA-Wide	New Administrative Building	1470	All	767,383	0	0	0	
HA-Wide	Non-Routine Vacancy Prep.	1460	All	5,000	5,000	0	0	
	Non-Routine PM Repairs	1460	All	5,000	5,000	0	0	
	Dwelling Equipment	1465.1	All	18,383	15,000	0	0	
	Non-Dwelling Equipment	1475	All					
	Relocation for Rehab	1495.1	All	18,383	15,000	0	0	
TOTALS:				\$1,776,603	\$1,059,351	\$770,325	\$451,416	

HUD 5007

Gary K. Wallace, Executive Director

Date

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	\$0			
	Gas line testing&repair	1460	524 Units	0	\$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 1-1 Totals:				\$861,192	\$0	\$0	\$0	

HUD 5007

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	

HUD 5007

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	

HUD 5007

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	

HUD 5007

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: MAO6P00150104 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	1,729,831			
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-5 Totals:				\$67,095	\$1,729,831	\$0	\$0	

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

HUD 5007

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	

HUD 5007

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	

HUD 5007

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		0		
	Dwelling Units	1460	45 Units	200,000	200,000	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	\$200,000	\$200,000	\$0	

HUD 5007

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		0		
	Dwelling Units	1460	60 Units	200,000	200,000	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	\$200,000	\$200,000	\$0	

HUD 5007

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:			Grant Type and Number			Federal FY of Grant:	
Lowell Housing Authority			Capital Fund Program Grant No: MA06P00150104			2004	
			Replacement Housing Factor Grant No:				
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			

HUD 50075

Gary K. Wallace, Executive Director

Date

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report FY 2005 Capital Fund Program Annual Replacement Housing Fund Statement Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/C Part I: Summary					
PHA Name: Lowell Housing Authority		Grant Type and Number: Capital Fund Program: MA06P00150105 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 Peformance 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	225,000			
	Management Improvement Hard Costs				
4	1410 Administration	307,359			
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	731,066			
11	1465.1 Dwelling Equipment-Nonexpendable	50,000			
12	1470 Nondwelling Structures	718,096			
13	1475 Nondwelling Equipment	473,058			
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)	\$3,073,591	\$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				

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			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	225,000				
HA-Wide	Administration	1410	All	307,359				
HA-Wide	Fees & Costs	1430	All	200,000				
HA-Wide	Site Improvements	1450	All	190,000				
HA-Wide	New Administrative Building	1470	All	718,096				
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:				\$1,879,467	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluatin 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: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Acitivities	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				
	Mechancial & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Unints	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	

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Annual Statement/Performance and Evaluatin 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 Acitivities	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				
	Mechancial & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Unints	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	473,058				
MA 1-2 Totals:				\$473,058	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluatin 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 Acitivities	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 ISHOP MARKHAM VILLAGE	Site Improvements	1450		0				
	Mechancial & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Unints	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	

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

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

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

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

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

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page: 10					
PHA Name: Lowell Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P00150105 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	187,000				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-12 Totals:				\$237,000	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				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	187,000				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-14 Totals:				\$237,000	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule				Page: 1			
PHA Name: Lowell Housing Authority			Grant Type and Number Capital Fund Program Grant # MA06P00150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
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			

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FY 2006 Capital Fund Program Annual Replacement Housing Fund Statement
Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CI Part I: Summary					
PHA Name: Lowell Housing Authority		Grant Type and Number: Capital Fund Program: MA06P00150106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Diasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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	125,000			
3	1408 Management Improvements Soft Costs	200,000			
	Management Improvement Hard Costs				
4	1410 Administration	285,555			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	326,047			
10	1460 Dwelling Structures	988,058			
11	1465.1 Dwelling Equipment-Nonexpendable	50,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	830,896			
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)	2,855,556	\$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				

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6/12/2006
Date

Annual Statement/Performance and Evaluatin 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 Grant: 2006		
Development Number Name/HA-Wide Acitivities	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				
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	200,000				
HA-Wide	Administration	1410	All	285,555				
HA-Wide	Fees & Costs	1430	All					
HA-Wide	Site Improvements	1450	All					
HA-Wide	Non-Dwelling Structures	1470	All					
HA-Wide 1475 Elevator Upgrades	Non-Routine Vacancy Prep.	1460	All					
	Non-Routine PM Repairs	1460	All					
	Dwelling Equipment	1465.1	All	50,000				
	Non-Dwelling Equipment	1475	All	830,896				
	Relaocation for Rehab	1495.1	All	50,000				
TOTALS:				\$1,541,451	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluatin 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: Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Acitivities	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				
	Mechancial & Electrical Heating Upgrade and Conversion	1460		588,058				
	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:				\$588,058	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluatin 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: 2006			
Development Number Name/HA-Wide Acitvities	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				
	Mechancial & 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 1-2 Totals:			\$0	\$0	\$0	\$0

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Annual Statement/Performance and Evaluatin 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: 2006		
Development Number Name/HA-Wide Acitvities	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 Sidewalks, Parking & Fencing	1450		226,047				
	Mechancial & 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:				\$226,047	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				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: 2006			
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	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			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: 2006		
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	

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Annual Statement/Performance and Evaluatin 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: 2006			
Development Number Name/HA-Wide Acitvities	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				
	Mechancial & 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 1-6 Totals:			\$0	\$0	\$0	\$0	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				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: 2006			
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	

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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages				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: 2006			
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	Funds	

					Obligated	Expended	
MA 1-11 FRANCIS GATEHOUSE	Site Improvements Sidewalks, Parking and Fencing	1450		100,000			
	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:				\$100,000	\$0	\$0	\$0

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Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)		
Part II: Supporting Pages		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: 2006

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 Siding, Windows, etc.	1460		100,000				
	Dwelling Units Rehab Units	1460		100,000				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-12 Totals:				\$200,000	\$0	\$0	\$0	

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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: Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
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	
1406 Operations	9/30/2008			9/30/2010			
1408 Management Improvements	9/30/2008			9/30/2010			
1410 Administraction	9/30/2008			9/30/2010			
1430 Fees & Costs	9/30/2008			9/30/2010			
1470 Non-Dwelling Structures	9/30/2008			9/30/2010			
1460 Non-Rountine Vacancy Prep.	9/30/2008			9/30/2010			
1460 Non-Rountine PM Repairs	9/30/2008			9/30/2010			
1465.1 Dwelling Equipment	9/30/2008			9/30/2010			
1475 Non-Dwelling Equipment	9/30/2008			9/30/2010			
1495.1 Relocation	9/30/2008			9/30/2010			

HUD 50075

Gary K. Wallace, Executive Director

Date

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 9/30/2006	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 06S		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. 2004 PUM (2)	<input type="checkbox"/> Estimates or Actual <input checked="" type="checkbox"/> Current Budget 2005 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	265.07	262.03	277.78	5,460,000		
080	3120	Excess Utilities			0			
090	3190	Nondwelling Rental			0			
100	Total	Rental Income (sum of lines 070,080, and 090)	265.07	262.03	277.78	5,460,000		
110	3610	Interest on General Fund Investments	1.99	1.78	2.29	45,000		
120	3690	Other Income	4.94	5.09	10.94	215,000		
125	3690.1	Operating Transfer In - 2003 & 2004 Cap.Fund		13.66	12.72	250,000		

Line No.	Acct No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	<input type="checkbox"/> Estimates <input checked="" type="checkbox"/> or Actual Current Budget 2005 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)	272.00	282.56	303.72	5,970,000		
Operating Expenditures - Administration:								
140	4110	Adminstrative Salaries	75.26	85.24	79.76	1,567,810		
150	4130	Legal Expense	6.15	6.11	5.09	100,000		
160	4140	Staff Training	0.81	0.51	1.02	20,000		
170	4150	Travel	0.91	1.05	1.04	20,530		
180	4170	Accounting Fees	0.39	0.32	0.32	6,300		
190	4171	Auditing Fees	0.36	0.36	0.36	7,000		
200	4190	Other Administrative Expenses	12.88	12.80	17.08	335,814		
210	Total	Administrative Expense (sum of lines 140 thru 200)	96.76	106.38	104.67	2,057,454		
Tenant Services:								
220	4210	Salaries	4.97	4.98	5.21	102,343		
230	4220	Recreation, Publications and Other Services	3.28	3.71	3.71	72,950		
240	4230	Contract Costs, Training and Other	0.20	0.25	0.26	5,200		
250	Total	Tenant Services Expense (sum of lines 220 thru 240)	8.45	8.94	9.18	180,493		
Utilities:								
260	4310	Water	31.69	34.64	34.61	680,332		
270	4320	Electricity	56.61	59.43	62.61	1,230,704		
280	4330	Gas	79.56	84.65	97.6	1,918,422		
290	4340	Fuel		0.00	0			
300	4350	Labor	6.83	8.54	7.63	150,000		
310	4390	Other utilites expense		0.00	0			
320	Total	Utilities Expense (sum of line 260 thru line 310)	174.69	187.26	202.46	3,979,458		

Name of PHA/IHA LOWELL HOUSING AUTHORITY				Fiscal Year Ending 9/30/2006				
Line No.	Acct No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	Estimates or Actual Requested Budget Estimates				
				Current Budget 2005 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	84.86	98.73	95.74	1,881,849		
340	4420	Materials	13.34	16.79	21.62	425,000		
350	4430	Contract Costs	20.66	21.88	25.95	510,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	118.86	137.40	143.31	2,816,849		
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	22.58	23.57	24.69	485,265		
420	4520	Payments in Lieu of Taxes	9.04	7.63	7.63	150,000		
430	4530	Terminal Leave Payments	3.40	2.54	2.54	50,000		
440	4540	Employee Benefit Contributions	86.42	87.42	91.73	1,803,079		
450	4570	Collection Losses	(0.11)	0.76	2.54	50,000		
460	4590	Other General Expense	0.00	0.00	0	-		
470	Total	General Expense(sum of lines 410 to 460)	121.33	121.92	129.14	2,538,344		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	520.09	561.91	588.76	11,572,597		
Rent For Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings			0.00			
500	Total	Operating Expense(sum of lines 480 and 490)	520.09	561.91	588.76	11,572,597		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	9.32	9.16	11.7	230,000		
520	7520	Replacement of Nonexpendable Equipment		4.05	2.32	45,660		
530	7540	Property Betterments & Additions		2.95	2.04	40,000		
535	4800	Depreciation	1.34	0.00	0			
540	Total	Nonroutine Expenditures						

Line No.	Acct No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	Estimates or Actual Requested Budget Estimates				
				Current Budget 2005 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)	10.66	16.16	16.06	315,660		
550	Total	Operating Expenditures(sum of line 500and540)	530.75	578.07	604.82	11,888,257		
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)	530.75	578.07	604.82	11,888,257		
590		Residual Receipts(or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(258.75)	(295.51)	(301.09)	(5,918,257)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Year			0.00			
610	8011	Prior Year Adjustments - (Debit) Credit			0.00			
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)	0.00	0.00	0.00	0		
630	8020	Contributions Earned - Op.Sub: - Cur.Yr. (before year-end adj.)	250.73	285.44	299.52	5,887,328		
640		Mandatory PFS Adjustments (net):	0.00	0.00	0	-		
650		Other (specify): PRO-RATION	0.00	0.00	0	-		
660		Other (specify):	0.00	0.00	0			
670		Total YE Adj./Other (+ or - lines 640 thru 660)	0.00	0.00	0	-		
680	8020	Total Operating Subsidy - current year (line 630 plus or minus line 670)	250.73	285.44	299.52	5,887,328		
690	Total	HUD Contributions(sum of lines 620 and 680)	250.73	285.44	299.52	5,887,328		
700		Residual Receipts (or Deficit)(sum of line 590 plus line 690). Enter here and on line 810	(8.02)	(10.08)	(1.57)	(30,929)		

Name of PHA/IHA LOWELL HOUSING AUTHORITY	Fiscal Year Ending 9/30/2006
--	--

		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	5,786,299	

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: 9/30/2004	2,890,373
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/05 <input type="checkbox"/> Actual for FYE:	(135,003)
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/05 <input type="checkbox"/> Actual for FYE:	2,755,370
810		Prov. for Operating Reserve - Requested Budget Year Estimated for FYE: 9/30/2006	(30,929)
820		Operating Reserve at End of Requested Budget Year Estimated for FYE: 9/30/2006	2,724,441
830		Cash Reserve Requirement- _____ % of line 480	47.08%

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		9/30/2006	
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	32,500	32,500
PUSH MOWERS	6	710	4,260
SNOW BLOWERS	6	1,150	6,900
WEED WACKERS	4	500	2,000
Total Replacements-7520			\$45,660
BETTERMENTS & ADDITIONS - 7540			
BOBCAT WITH CAB, ETC.	1	30,000	30,000
SIDEWALK SWEEPERS	4	2,500	10,000
Total Betterments & Additions-7540			\$40,000

Capital Fund Program 5 Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Lowell Housing Authority		(X) Original 5-Year Plan () Revision No:			
Development Number/Name/ HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
North Common Village MA 1-1	Annual Statement	\$0	\$0	\$0	\$500,000
George W. Flanagan MA 1-2		\$0	\$0	\$397,942	\$500,000
Bishop Markham Village MA 1-3		\$345,008	\$301,884	\$1,662,885	\$400,000
Faulkner Street Development MA 1-4		\$0	\$0	\$0	\$0
Fr. Norton Manor MA 1-5		\$400,000	\$400,000	\$0	\$0
Dwewey Archambault Towers MA 1-6		\$116,720	\$151,885	\$0	\$0
Harold Hartwell Court MA 1-7		\$0	\$0	\$0	\$0
Francis Gatehouse Mill MA 1-11		\$325,000	\$647,066	\$0	\$0
Scattered Sites MA 1-12		\$300,000	\$150,000	\$100,000	\$100,000
Scattered Sites MA 1-14		\$300,000	\$150,000	\$100,000	\$100,000
Replacement Housing MA 1-17		\$0	\$0	\$0	\$0
HA-Wide		\$1,068,828	\$1,054,721	\$594,729	\$1,255,556
CFP Fund Listed for 5-year Planning		\$2,855,556	\$2,855,556	\$2,855,556	\$2,855,556
Replacements Housing Factor Funds					
TOTAL:		\$2,855,556	\$2,855,556	\$2,855,556	\$2,855,556

Capital Fund Program 5 Year Action Plan

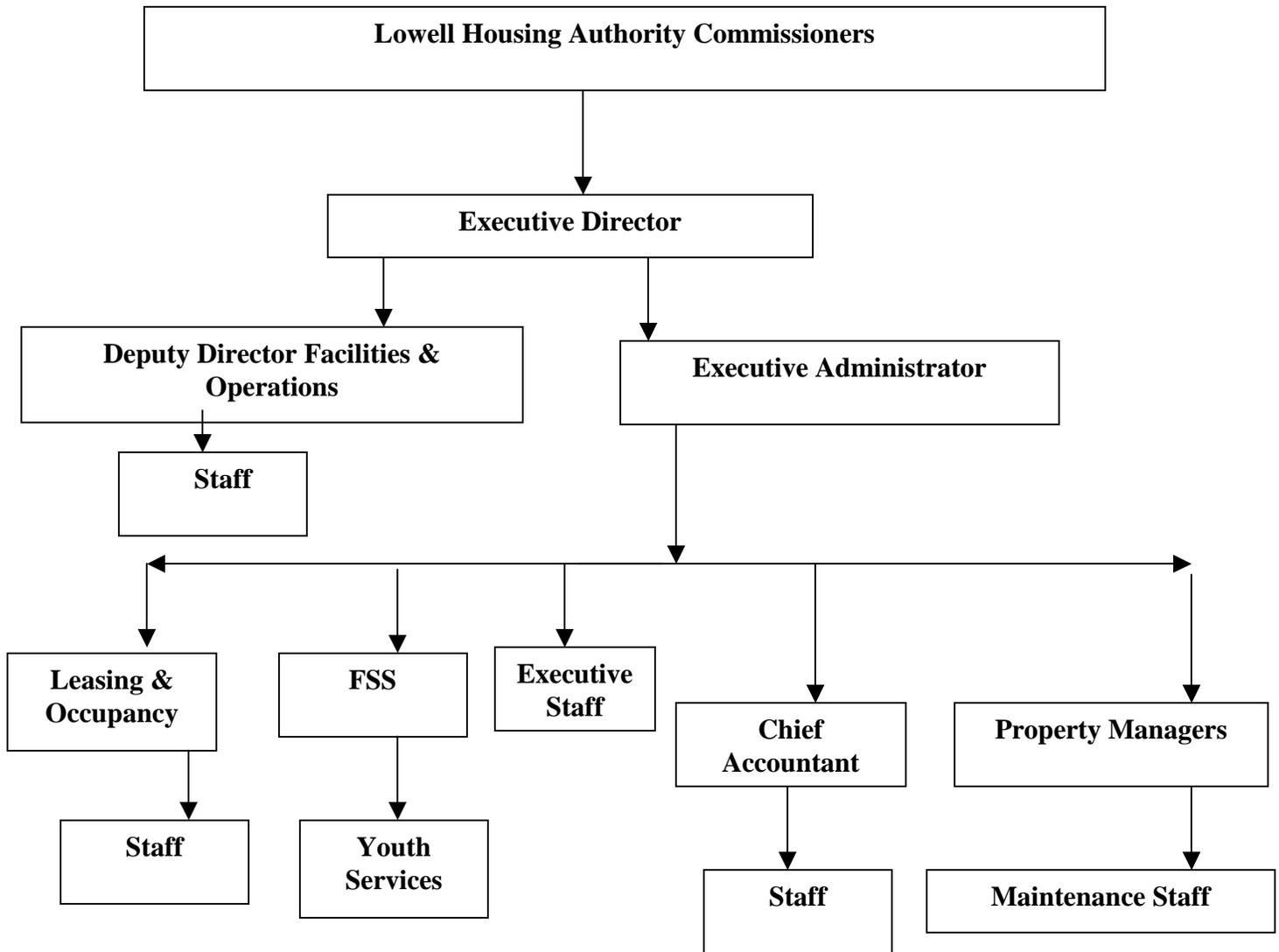
Capital Fund Program Five-Year Action Plan
Part II: Supporting Page - Page 1 - Work Activities

Activities for Year 1 2006		Activities for Year FFY Grant: 2007 PHA FY: 2008		Activities for Year FFY Grant: 2008 PHA FY: 2009		
	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	Elevator Upgrade	\$345,008	Bishop Markham Village - MA 1-3	Generator	\$301,884
	Fr. Norton Manor MA 1-5	Elevator Upgrade	\$400,000	Fr. Norton Manor MA 1-5	Hallways Sprinklers	\$400,000
	Dewey Archambault Towers - MA 1-6	Elevator Upgrade	\$116,720	Dewey Archambault Towers - MA 1-6	Exterior Canopy	\$151,885
	Francis Gatehouse Mill - MA 1-11	Elevator Upgrade Bldg. Rehab/ Interior & Exterior	\$200,000	Francis Gatehouse Mill - MA 1-11	Kitchens/Baths & Closet Doors Generator	\$347,066
			\$125,000			\$300,000
	Scattered Sites MA 1-12	Unit Rehab Exterior Bldg. Rehab	\$200,000	Scattered Sites MA 1-12	Unit Rehab	\$150,000
			\$100,000			\$150,000
	Scattered Sites MA 1-14	Unit Rehab Exterior Bldg. Rehab	\$200,000	Scattered Sites MA 1-14	Unit Rehab	\$150,000
			\$100,000			
	HA-Wide	1408/Management Improvements 1410/Administration 1430/Fees and Costs 1450 Site Improvements 1495.1/Relocation 1465.1 Dwelling Equipment 1470/Non Dwelling Structures 1406/Operations	\$200,000	HA-Wide	1408/Management Improvements 1410/Administration 1430/Fees & Costs 1450 Site Improvements 1495.1/Relocation 1465.1/Dwelling Equipment 1470/Non-Dwelling Structures 1406/Operations	\$250,000
			\$285,555			\$285,555
			\$200,000			\$200,000
			\$100,000			\$100,000
			\$50,000			\$50,000
			\$50,000			\$50,000
\$60,000			\$23,000			
\$123,273			\$96,166			
Total CFP Estimated Cost			\$2,855,556	Total CFP Estimated Cost		\$2,855,556

Capital Fund Program Five-Year Action Plan
Part II: Supporting Page - Page 2 - Work Activities

Activities for Year 1 2006		Activities for Year FFY Grant: 2009 PHA FY: 2010		Activities for Year FFY Grant: 2010 PHA FY: 2011			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	George Flanagan - MA 1-2	Kitchens & Baths 1460	\$397,942	George Flanagan MA 1-2	Kitchen & Baths 1460	\$500,000	
	Bishop Markham Village - MA 1-3	Windows Kitchens & Baths 1460	\$705,000 \$957,885	Bishop Markham Village - MA 1-3	Elevator Up-Grade 1470	\$400,000	
	Scattered Sites MA 1-12	Unit Rehab 1460	\$100,000	Scattered Sites MA 1-12	Unit Rehab 1460	\$100,000	
	Scattered Sites MA 1-14	Unit Rehab 1460	\$100,000	Scattered Sites MA 1-14	Unit Rehab 1460	\$100,000	
				North Common Village - MA 1-1	Window Replacement 1460	\$500,000	
	HA-Wide	1408/Management Improvements		\$125,000	HA-Wide	1408/Management Improvements	\$300,000
		1410/Administration		\$285,555		1410/Aministration	\$285,556
		1430/Fees & Costs		\$50,000		1430/Fees & Costs	\$175,000
		1450/Site Improvements		\$75,000		1450/Site Improvements	\$375,000
		1495.1/Relocation		\$19,174		1495.1/Relocation	\$5,000
		1460/Non-Routine PM Repairs		\$5,000		1460/Non Routine PM Repairs	\$5,000
		1460/Non-Routine Vacancy Repairs		\$5,000		1460/Non Routine Vacancy Repairs	\$5,000
1406/Operations			\$25,000	1406/Operations		\$100,000	
		1465.1/Dwelling Equipment		\$5,000		1465.1/Dwelling Equipment	\$5,000
Ttoal CFP Estimated Cost			\$2,855,556	Total CFP Estimated Cost		\$2,855,556	

Attachment G: Lowell Housing Authority Staffing Information and Organizational Chart



Executive Department:

Administrative Office

Gary K. Wallace, Executive Director

Carole Tsitsianopoulos, Executive Administrator

Marlene A. Browne, Employee Development and Training Manager

George Anthony DiPrimio, Information Tech. Support Specialist

Maria Rodriguez, Executive Secretary

Judi Beilen, Procurement and Inventory Control Officer

Charles Kanavas, Central Storage

Lal Israni, Accountant/Energy Conservation Officer

Gerald Moore, Chief Accountant
Carol Martin, Clerk/Payroll
Brenda O'Keefe, Secretary

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

Daniel Ryan, Property Manager

Nancy Viera, Assistant Manager

Brian Dean, Mechanic (Lead)

James Donnelly, Mechanic

Todd Carr, Maintenance Technician

James Marcopoulos, Maintenance Technician

Brian Cassidy, Custodian

Gerry Lamphier, Custodian

Jerry Lutkus, Mechanic

Donald McGillicuddy, Custodian

Ronald Morrissette, Mechanic

Daniel Sadkowski, Mechanic

Dennis Mercier, Property Manager II

Mary Gail Lynch, Housing Technician

Cheryl Calvertinos, Mechanic (Lead)

Gary Flynn, Custodian

Donald Genest, Maintenance Technician

Raymond Reid, Mechanic

Leo Mason, Mechanic Aide/ Painter

George Campbell, Maintenance Aide
Conrad LeClair, Maintenance Aide

Brian Moriarty, Property Manager

Barbara O'Connor, Assistant Manager
John Greenwood, Mechanic (Lead)
Rick Greenhalge, Custodian
Brian Barter, Maintenance Technician
Gerald McGrade, Mechanic Aide/ Painter
Thomas King, Maintenance Technician
Eugene Finn, Custodian
Paul Slattery, Custodian
John Howarth, Maintenance Aide

Dolores Donnelly , Property Manager

Laurette McAneney, Assistant Manager
William Cassella, Mechanic (Lead)
Henry Babcock, Custodian
Angel Torres, Maintenance aide
Stanley McQuaid, Mechanic Aide/Painter
Barry Murphy, Maintenance Technician
Chantha In, Maintenance Technician
Brian Berard, Custodian
Tom Dolan, Custodian

Michael Glasheen , Property Manager II

Carmen Rojas, Assistant Manager
Renaud LaFontaine, Maintenance Technician
Debbie LaRock, Custodian
Michael Goyette, Maintenance Technician

Self-Sufficiency/Community Service

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

Supportive Services

Michelle Recco, Supportive Services Program Director

Public Safety

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

Youth Services

Rey Serrano, Youth Activities Director

Edward Sanchez, Assistant Youth Activities Director*

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 Chateaufneuf, Maintenance Facilities Coord/Heating Plumbing, Air Conditioning

William Welch, Housing Quality Standards Technician

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 2006

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
Ms.	Gladys	Aponte	52 Avenue B Apt. #143	Lowel 1	MA	01851	
Mr.	Alan	Bagley	65 Summer Street Apt. #162	Lowel 1	MA	01852	
Ms.	Dot	Baker	50 Summer Street Apt. #98	Lowel 1	MA	01852	LRPH
Ms.	Doris	Bonacci	117 High Street Apt. #108W	Lowel 1	MA	01852	LRPH
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.	Lowel 1	MA	01854	LRPH

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
			#125				
Mr.	Raymond	Caunter	137 High Street Apt. #403E	Lowel 1	MA	01852	
Ms.	Rita	Claypoole	735 Broadway Street Apt. #314	Lowel 1	MA	01854	LRPH
Ms.	Shirley	Connolly	198 South St. Apt. #103	Lowel 1	Ma	01852	
Ms.	Irene	Dokos	735 Broadway Street Apt. #121	Lowel 1	Ma	01854	
Ms.	Joan	Dube	117 High Street Apt. #109-W	Lowel 1	MA	01852	
Mr.	Joe	Fardor	117 High Street Apt. #106W	Lowel 1	MA	01852	
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.	Irene	Harris	198 South Street, Apt. #4	Lowel 1	MA	01852	
Ms.	Jeannette	Hedlund	657 Merrimack Street Apt. #738	Lowel 1	MA	01854	LRPH
Mr.	John	Kolofolias	657 Merrimack Street, Apt. #111	Lowel 1	MA	01854	LRPH
Ms.	Eleanor	Koravos	117 High Street Apt. #107W	Lowel 1	MA	01852	
Ms.	Patricia	Kungulus	11 Avenue A Apt. #20	Lowel 1	MA	01851	
Ms.	Susan	Lucas	15 Walker Place	Lowel 1	MA	01854	HCV
Mr.	William	McLaughlin	137 High Street Apt.	Lowel 1	MA	01852	

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
			#408E				
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.	Fae	Roberts	735 Broadway St. Apt. #201	Lowel 1	MA	01854	
Ms.	Yamil	Roman	37 O'Brien Terrace Apt. #486	Lowel 1	MA	01854	LRPH
Mr.	William	Sheehan	198 South Street Apt. #208	Lowel 1	MA	01852	
Mr.	Angel	Vega	408 Adams Street Apt. #128	Lowel 1	MA	01854	LRPH
Ms.	Mary	Vinton	137 High St. Apt. #402E	Lowel 1	Ma	01852	
Ms.	Lisa	Vonschlieben	657 Merrimack St. Apt. #336	Lowel 1	MA	01854	
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
Title	FirstName	LastName	Address1	City	State	PostalCode	Program
Ms.	Gladys	Aponte	52 Avenue B Apt. #143	Lowel 1	MA	01851	
Mr.	Alan	Bagley	65 Summer Street Apt. #162	Lowel 1	MA	01852	
Ms.	Dot	Baker	50 Summer Street Apt. #98	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	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.	Raymond	Caunter	137 High Street Apt. #403E	Lowel 1	MA	01852	
Ms.	Rita	Claypoole	735 Broadway Street Apt. #314	Lowel 1	MA	01854	LRPH
Ms.	Shirley	Connolly	198 South St. Apt. #103	Lowel 1	Ma	01852	
Ms.	Irene	Dokos	735 Broadway Street Apt. #121	Lowel 1	Ma	01854	
Ms.	Joan	Dube	117 High Street Apt. #109-W	Lowel 1	MA	01852	
Mr.	Joe	Fardor	117 High Street Apt. #106W	Lowel 1	MA	01852	
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.	Irene	Harris	198 South Street, Apt. #4	Lowel 1	MA	01852	
Ms.	Jeannette	Hedlund	657 Merrimack Street Apt. #738	Lowel 1	MA	01854	LRPH

Attachment I: Comments of Resident Advisory Board

Resident Advisory Board Meetings were held on February 16th 2006 and March 2nd 2006. In addition there was a public hearing held on May 10th, 2006.

1. Resident Comment:

In the planning meetings residents participated in the Year 2 of the new 5 Year Plan 2005-2009 goals survey and all survey responses were incorporated into the 2006 plan.

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

2. Public Hearing

Wednesday, May 10, 2006 4:00 P.M

The public hearing was advertised in the Lowell Sun on March 22, 2006 and was communicated to each resident council, the RAB, LHA Staff and Commissioners

The meeting opened at 4.00pm and closed at 4.30pm.

There were 10 people in attendance.

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 1 (10/2005-9/2006) of the Five Year PHA Plan (2005-2009)

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 reduce findings in our next RIM Review scheduled for the summer of 2006.

Resident Orientation Committee:

In response to requests from North Common Village, a friendly welcoming committee will be initiated at the North Common Village. The committee's role is to welcome and advise new residents of rules, procedures, neighborhood activities and available services for families and elderly relevant to its development.

Executive and Finance:

Despite an unpredictable economic environment, the authority was still able to demonstrate remarkable flexibility and adaptability in meeting the financial goals of the agency. The overall financial condition of the authority remains strong. The hard-working, professional employees of the executive department are to credit for another successful year.

Low Rent Public Housing

Operating receipts totaled \$6,133,255, federal subsidies totaled \$5,436,780, and operating expenses totaled \$11,757,260 for a loss from operations of \$187,255. Occupancy levels remain at an exceptional 99% and tenant receivables continue to be kept at a minimum. Operating reserves decreased to \$2,703,148, yet still maintaining a solid financial position.

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 \$1,009,564, state subsidies totaled \$305,560, and operating expenses totaled \$1,521,936,

resulting in a loss from operations of \$206,812. Operating reserves were reduced to \$631,890, diminishing the overall financial condition of the authority.

Housing Choice Voucher Program

Through the efforts of the Division of Leased Housing, utilization rates are at 100%, resulting in additional administrative revenues for the Authority. Administrative fees totaled \$828,463, operating receipts totaled \$11,243,397, and operating expenses totaled \$11,922,779, resulting in a profit from operations of \$149,081. Operating reserves were increased to \$458,943 for the Housing Choice Voucher Program.

PHAS

The authority was awarded a score of 27 out of 30 on the public housing assessment system's financial indicator for fiscal year ending 9/30/05. Total unreserved equity decreased by \$239,970, resulting in an unreserved equity of \$4,023,035.

SUMMARY

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 30 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 renewed effective January 2006. 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. The staff of the FSS Program works hard to partner with other agencies in the city to offer new and exciting programs for our clients. Our new venture is a collaboration with Middlesex Community College where we are offering a three week training program at Middlesex Community College for our clients. The program focuses on customer service techniques, computer programming, budgeting, and professional etiquette in the work place. This will be an ongoing program. Once clients have completed the classroom work they will be assigned to an internship. Our goal is that clients will be hired at their internship site. 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
- Middlesex Community College/Lowell Housing's Customer Service Training

Currently the FSS Section 8 Program has been expanded to include 43 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 FSS Department also offers post purchase counseling and assistance to the owners of the five duplex homes. 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.

Low Rent Public Housing Program

Lowell Housing Authority has implemented site based waiting lists for all of its Federal Public Housing developments. This process has streamlined our operation by allowing applicants to choose developments that best suit their needs. It also serves as a time saver in that we are not offering apartments to applicants who are not interested in a specific development.

Our screening procedures for Public Housing Programs have been improved and we have been able to create an approved Applicant Pool for each of the developments we service. This system has also saved us time in making offers as soon as units become available.

During the period of January 1, 2005 – December 31, 2005 there were a total of 91 vacancies in the elderly developments and 71 vacancies in our family developments. This represents a 10% turnover in our housing stock for the year.

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

In 2005, the Division of Public and Leased Housing Programs staff members worked very hard to maintain a 98% occupancy rate for the Section 8 Program. In January 2005, the agency implemented the Section 8 Project Based Program and established contracts for 42 two and three bedroom apartments in Lowell. Four homeowners have taken advantage of the Section 8 Program to assist with their mortgage payment and to date have been very successful in managing their mortgage and other debt. Our Mainstream program has been quite successful and we have fully utilized the 75 Vouchers allocated for this program.

In September, a second Request for Proposals to award 15 Section 8 Project based Vouchers was issued. In December a selection committee made up of representatives from the City of Lowell and the Authority awarded 12 vouchers to the Lowell Transitional Living Center for SRO units. The non-profit will offer an array of services including an on-site nursing staff to a full time mental health clinician. The establishment of this Project Based Contract will insure that twelve disabled individuals, with very limited income, will be afforded a supportive permanent housing opportunity.

Finally, the Lowell Housing Authority has been informed by HUD that the overall score for our Section 8 Management Assessment Program for fiscal year ending September 30, 2005 is 96%. The staff members of the Division of Public and Leased Housing Programs have worked very hard to achieve High Performer status and will continue their efforts in 2006.

Facilities Management Programs

Facilities Maintenance

Mass 1-1 North Common Village

524 apartments inspected

Union laborers completed restoration of damaged cement blocks in hallways and repaired many walkways throughout the development.

Many structural defects in the roofs were corrected and others are on-going.

Three units were taken off line due to mold and roof leak related issues were repaired and units were placed back into inventory.

62 Vacancies turned over and leased

Mass 1-2 George Flanagan

During the past year the new Triplex was occupied with new tenants completing this project.

The Maintenance department was moved to the Property Manager's building.

The new inventory control building was completed.

An additional 2 surveillance cameras were installed for increased security.

Bishop Markham Village/Mass 1-3

The renovations to the Congregate Facility at 174 South Street, common areas, and apartments were completed.

The 4th phase for the 1st floor handicapped accessible units conversion was completed at 227 Gorham Street.

The obsolete alert pull cords and lights were removed from 198, 174, and 130 South Street.

Property underground wiring was completed for the installation of new cameras.

Father Norton Manor/Mass 1-5

From 6/1/05 to 9/30/05, hallway and lobby renovations initiated.

Dewey Archambault Towers/Mass 1-6

From 6/1/05 to 9/30/05, hallway carpets were shampooed, center stairwell was painted, Drain covers replaced.

Mass 1-7 Harold Hartwell Court

New signs were added to parking areas and we have been actively removing Vehicles of non-tenants who take up parking spaces of the tenants.

Francis Gatehouse/Mass 1-11

From 6/1/05 to 9/30/05 fences were repaired, trees were trimmed and umbrellas raised.

Apartment window canopies were repaired or removed

Mass 1-12 Scattered Site Housing and Mass 1-14 Scattered Site Housing

Rehab crew completed the renovation of 4 units on Andover Street

Rehab crew completed the renovation of 7 units on Bridge Street

Rehab crew started the completed renovation of 32 Griffin St and are currently working at Fletcher St and Franklin St

667-2B Archie Kenefick Manor

Installation of flower planters to deck rails

667-2A Father Morrissette Manor

Removal of large weeping willow tree for safety reasons.

Refurbished entrance sign.

Capital Improvements

Capital Improvements completed over the last year:

The following is a list of accomplishments for fiscal year ending 9/30/05.

- Completed rehab of five (5) units at 38-44 Lincoln Street – union labor staff.
- Completed rehab of four (4) units at 74-76 Andover Street – union labor staff.
- Completed rehab of three (3) handicapped units at MA 1-3.
- Completed 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.
- Completed 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.
- Painted 24 occupied units using forced labor staff at MA 1-1,1-3,1-5,1-6, 1-11.
- Replaced refrigerators through energy conservation contract at MA 1-3 (399 units) and sites 1, 2, 3, and 4 (63 units).
- Installed security cameras for MA 1-3 and MA 1-6.
- Repaired foundations and walkways at MA 1-1, 1-12, and 1-14 using union labor staff.
- Completed rehab of office at 125 Grand Street into one (2) bedroom unit.
- Completed rehab of 3 units at 591-593 Bridget using forced labor staff.
- Completed rehab of 3 units at 32-36 Griffin Street using forced labor staff.
- Started rehab of units at 171-173 Fletcher Street.

- Purchased one new pick-up truck for MA 1-3.
- Converted space at Mercier Center into office space for property manager and FSS staff.
- Converted boiler room at MA 1-2 into office space and storage for heating department.
- Started contracts at MA 1-5 for front entrance and interior halls.
- Started program to install CO alarms in all units throughout LHA.
- Added one maintenance position (custodian) to staff.

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 Uniform Physical Condition Standards (U.P.C.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 re-occupancy will be inspected by the U.P.C.S. Inspector with a report to the appropriate Property Manager.
5. All completed repairs must have a detailed work order.
6. The U.P.C.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 U.P.C.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 U.P.C.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 **U.P.C.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

The Administrative Plan for the Section 8 Housing Choice Voucher Program, dated March 2001 and amended June 2005, is amended by the insertion of a new Chapter 21 “Special Housing Types – Section 8/HCV Project Based Certificate Program” as follows:

I. INTRODUCTION

On October 27, 2000, the President signed into law the Fiscal Year 2001 Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act (Pub. Law 106-377, 114 Stat. 1441) (“Appropriations Act”). Section 232 of the Appropriations Act substantially revises the provisions of the U.S. Housing Act of 1937 that govern the authority of a PHA to designate a portion of its available tenant-based voucher funds for project-based assistance (see 42 U.S.C. 1473f(o)(13) (as amended by “Section 232” of the Appropriations Act). The Conference Report on the Appropriations Act stated that the statutory changes to the project-based voucher program are intended to make project-basing of voucher assistance more flexible.

This Addendum to the Lowell Housing Authority’s (LHA’s) Section 8 Administrative Plan is a statement of its intent to operate a Project-Based Assistance Program (hereinafter referred to as PBA) and to provide information on how it intends to operate the PBA under the requirements of the new law. This Addendum also provides information to eligible families, owners, and other interested members of the public.

This Addendum is based on Section 232 and HUD’s Initial Guidance Notice, dated January 8, 2001, identifying which elements of the new project-basing law are effective immediately, and states how the LHA is implement the law pending issuance of revised program regulations. In the event of changes required to this addendum because of future rulemaking concerning the project-based voucher program, the LHA will take all reasonable steps to comply with new rules without jeopardizing actions previously taken that are consistent with HUD’s Initial Guidance and Section 232.

II. PROVISIONS OF THE LHA’S PBA PROGRAM

The following provisions of the LHA’s PBA Program are effective on August 11, 2004, as adopted by the Board of Commissioners.

Except where this section specifies otherwise, the present project-based regulations at 24 CFR part 983 continue to apply to newly constructed and substantially rehabilitated housing and now also apply to existing housing. Upon determination of good cause and subject to statutory limitations, the LHA may seek a waiver from HUD for any provision of the applicable project-based regulations in accordance with 5 CFR 5.110. Nothing in this addendum affects the rights of owners and participants under existing contracts in HUD’s Section 8 project-based certificate program.

On April 1, 2002, HUD approved various waivers and exceptions for the LHA’s operation of its PBA Program. The complete text of the HUD letter, as well as the LHA’s letter requesting the waivers/exceptions, is provided in Attachment A to this Addendum. The HUD approved waivers and/or exceptions are briefly summarized below:

Waiver/Exception #1: For the Jackson Appleton Middlesex (JAM) and Acre neighborhoods, HUD has granted an exception from the requirement that all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent:

Waiver/Exception #2: For the 45 project-based units to be located at the Julian D. Steele reinvented development, HUD has approved a waiver for the LHA to “sole source” the selection of these units through the Residents First Development Corporation (RFDC) to the purchasers/owners of the 45 duplex units where the 45 project-based units will be located.

Waiver/Exception #3: For the 37 project-based units to be located at the Princeton Village (aka Redwood Terrace Apartments or Redwood Estates), HUD has approved a waiver for the LHA to “sole source” the selection of these units to Winn Development.

A. Authorization To Provide Project-Based Vouchers For Existing Housing

Consistent with Section 232 and HUD Guidance, the LHA from time-to-time may enter into HAP contracts that attach project-based voucher assistance to existing housing units that fully meet the housing choice voucher program HQS (see 24 CFR 982.401) but that would not have qualified for project-basing as newly constructed or rehabilitated units.

A housing unit will be considered an “existing unit” for purposes of the project-based voucher program if, at the time of the LHA’s written notice of selection of the project for project-based assistance, the units require a maximum expenditure of less than \$1,000 per assisted unit (including the unit’s prorated share of any work to be accomplished on common areas or systems) to comply with the HQS.

B. Unit Selection Policy, Advertising, And Owner Application Requirements For Existing Housing With Assistance Attached To 25 Percent Or Fewer Of The Units In A Building

For existing housing developments in the project-based voucher program, which have assistance attached to no more than 25 percent of the development’s units, the LHA shall advertise the availability of the project-based assistance. Such advertisements will meet standards comparable to those in 24 CFR 983.51(b); otherwise, section 983.51 does not apply to these projects.

Specifically, the LHA will advertise in a newspaper of general circulation that the LHA will accept applications for assistance for existing housing projects. The advertisement will be published once a week for three consecutive weeks; specify an application deadline of at least 30 days after the date the advertisement is last published; specify the number of units the LHA estimates that it will be able to assist under the funding the LHA is making available for this purpose; and state that only applications submitted in response to the advertisement will be considered. The LHA advertisement will also state the LHA’s selection policies. In all cases, the LHA will maintain documentation of responses to advertisements or competitive proposals received in response to the LHA notice.

NOTE: For the 45 PBA units at the Julian D. Steele reinvented site and for the 37 PBA units at Redwood Terrace Apartments (aka Redwood Estates), HUD has approved waivers to allow the LHA to “sole source” these units.

C. For Existing Housing Developments With More Than 25 Percent Project-Based Units (I.E., At This Time, For The Elderly And Special Populations Only, Since The Supportive Services Exception To The 25% Cap Is Not Implemented As Of Yet), And For Newly Constructed Or Rehabilitated Units

The LHA will establish policies for public advertisement and competitive selection of units to be assisted with project-based voucher assistance consistent with the requirements of 24 CFR 983.51.

D. 20 Percent Limit

The total cumulative number of project-based units, including units previously placed under AHAP or HAP in the LHA’s project-based certificate program, will not exceed 20 percent of the baseline number of units in the LHA’s voucher program.

E. Consistency With PHA Plan

The LHA will submit as a required attachment to the PHA Plan template, or as an amendment to the PHA Plan, depending on the circumstances, a statement of the projected number of project-based units and general locations and how project basing would be consistent with their PHA Plans.

The LHA has submitted the following statement of intent in its PHA Plan:

During Agency Plan Year 2, the Lowell Housing Authority (LHA) intends to initiate a Section 8 Project-Based Assistance (PBA) Program with the goal of eventually allocating up to the full 20% of the baseline units in the LHA's voucher program. 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 only identified 45 units of this authority that will be utilized in conjunction with the redevelopment of the Julian D. Steele 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. Although no specific properties have been identified, the LHA also intends to commit another 100 units of PBA authority to be used in tandem with the City of Lowell's Division of Planning and Development (DPD) housing programs in order to promote additional rental housing affordable to households in the 0-50% of Area Median Income (AMI) range. It is anticipated that an RFP or similar competitive solicitation will be issued for these units in the future, as required.

As with all programs that are covered by the PHA Plan, the PBA will be carried out in conformity with the nondiscrimination requirements specified in the PHA Plan regulations, and will affirmatively further fair housing as required by the PHA Plan regulations.

F. Consistency With The Goals Of Deconcentrating Poverty And Expanding Housing And Economic Opportunities

The LHA's PBA Program will be consistent with the goals of deconcentrating poverty and expanding housing opportunities. Until HUD issues further instructions, the LHA will implement the deconcentration of poverty requirements in Section 232 by requiring that all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception. (**NOTE:** HUD has approved an exception to this requirement for both the JAM and Acre neighborhoods).

G. Partially Assisted Building Requirement

With the exception of the waivers and extensions for the purposes described above, the LHA will not enter into an agreement or HAP contract or other binding commitment to provide project-based voucher assistance for more than 25 percent of the units in any one building, except for single-family dwellings and projects for elderly families and disabled families. In accordance with existing program usage, single family dwellings refer to 1-4 family dwellings. For the purpose of the single family dwelling requirement, a dwelling may be part of an overall development as long as the dwelling consists of 4 units or fewer.

H. Family Choice to Move With Continued Assistance

The new law provides that assisted families may move from the assisted building, and retain federal housing assistance. For the continued assistance option, Section 232, similar to existing 24 CFR 983.206(d)(2), requires for new HAP contracts that the owner permit the assisted tenants to move from the housing at any time after the family has occupied the dwelling unit with project-based voucher assistance for 12 months.

Consistent with the law, the LHA will provide the family with housing choice voucher assistance or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability and other requirements. HUD will set the standards as to what may qualify as comparable assistance by regulation, but, for new HAP contracts incorporating this requirement, the LHA will use voucher assistance available under the ACC to provide tenant-based assistance for the family. If no such assistance is available at the time the family moves, the LHA will give the family priority to receive the next available tenant-based voucher.

Vouchers under funding allocations targeted by HUD for special purposes (e.g., family unification, mainstream disabled) are not available for this purpose, since they are required to be used only for the targeted purpose.

I. HAP Contract Term

Consistent with the law, a HAP contract between the LHA and an owner of housing under this program may have a duration of up to 10 years (as determined by the LHA), subject to the future availability of sufficient appropriated funds under the LHA's consolidated ACC with HUD. Upon expiration of the HAP contract term and consistent with the law, the LHA may agree with the project-based housing owner to extend the HAP contract for such period as the LHA determines appropriate to expand housing opportunities (as well as an extension to assure long-term affordability of the housing, as provided under prior law). All HAP contract extensions must be contingent upon the future availability of appropriated funds.

Given this contingency and the desire of the LHA to create the longest possible affordability terms for its PBA units, it is the LHA's express intent to allow additional ten year extensions to the original ten year HAP Contract for as long a period of time as it deems necessary to preserve their affordability.

J. Rent Limits

The new law provides that the HAP contract shall establish gross rents (rent to owner plus the allowance for tenant-paid utilities) that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount that exceeds 110 percent of the published FMR) for the area where the housing is located.

For purpose of this section, the LHA's current payment standard is 110% of FMR; however, the LHA reserves the right to request and apply "exception payment standards" when it determines that it is in its best interest to do so in order to create and/or preserve long-term affordable rental housing.

If a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" as defined in the law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

Within the limitations mentioned above, the initial rent to the owner may differ from payment standard amounts in the payment standard schedule adopted for the LHA's tenant-based voucher program. However, just as in the regular tenant-based program and the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A)).

K. Rent Adjustments During The Term Of The HAP Contract

Section 232 provides that a housing assistance payments contract for project-based voucher assistance shall provide for rent adjustments and that the adjusted rent for any assisted unit shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted local market and may not exceed the maximum rent limits permitted under the statutory limitations summarized above. Determination of whether rent is reasonable in relation to comparable units shall be governed by 24 CFR 983.256.

The annual rent adjustment provisions at 983.254 and the special rent adjustment provisions at 983.255 shall only be applicable if the AHAP with the owner was executed before the effective date of this notice. These annual and special adjustment regulatory provisions do not apply to project-based assistance for existing housing pursuant to this notice, and do not apply if the Agreement for newly constructed or rehabilitated housing was executed on or after the effective date of this notice.

L. Family Share Of Rent And Housing Assistance Payment

The housing assistance payment is calculated in accordance with 24 CFR 983.260 as the gross rent minus the total tenant payment. The family share is calculated in accordance with 24 CFR 983.261 by subtracting the amount of the HAP from the gross rent.

M. Tenant Selection

Former Julian D. Steele (JDS) residents, who apply for Section 8 PBA units and are otherwise qualified, shall be granted top preference (categorized as #1 preference) regarding placement on the Section 8 PBA Waiting List. Additionally, special consideration shall be granted to former JDS residents for placement at the former site of the JDS development, as unit availability allows.

Preference for Services Offered: The Lowell Housing Authority will grant a preference to families with disabilities that require the services provided at a particular development. The preferences may be applied to those families, including individuals, whose disabilities significantly interfere with their ability to obtain and maintain themselves in housing; and for whom such services cannot be provided in a non-segregated setting. Disabled residents will not be required to accept the services offered. In addition, the development must be open to all otherwise eligible persons with disabilities who may benefit from the services offered.

Adopted by the Board of Commissioners on February 8, 2006

The LHA selection system for project-based units will comply with the requirements specified below, which in most respects (except for the income targeting provision) are a codification of present regulatory and contractual requirements.

Income Targeting: The requirements of 42 U.S.C. 1437n(b) and 24 CFR 982.201(b)(2) govern the selection of eligible families for this program, and generally provide that not less than 75 percent of families admitted annually to the LHA's combined tenant-based and project-based voucher program shall be families whose incomes do not exceed 30 percent of the area median, as determined by HUD.

Applicants may only be selected from the LHA waiting list. The LHA will only maintain a separate project-based waiting list if all LHA tenant-based assistance applicants who seek project-based housing

can be placed on this list upon request and without penalty to any other application for assisted housing they may have pending. Subject to its waiting list policies and selection preferences specified in the LHA administrative plan, the LHA may place a family referred by an owner of project-based voucher units on its waiting list.

If the LHA chooses to establish a separate waiting list for project-based assistance, the LHA will give all applicants currently on its waiting list for tenant-based assistance the opportunity to also have their names placed on the waiting list for project-based assistance in accordance with the LHA's established selection policies. As in the current project-based program, the LHA will refer families to housing units from the waiting list according to its regular applicant selection policies. If an applicant does not rent a unit with project-based assistance, or the owner turns an applicant down for admission to a project-based unit, the applicant will not be removed from the LHA's tenant-based assistance waiting list for that reason but must maintain its position on the list as though no offer of housing had been made.

Vacant units: The HAP contract will be in a form prescribed by HUD. The LHA may enter into such a contract that agrees to provide vacancy payments up to 60 days after a unit becomes vacant, in an amount not to exceed the rent to the owner as provided by the HAP contract on the day the family vacated.

The PHA may only make such payments for a vacant unit if:

1. The vacancy was not the owner's fault, and
2. The PHA and owner take action to minimize the likelihood and length of any vacancy.

Reduction Of Contract Units After Vacancy: Except for units for which an AHAP was executed before the effective date of this notice, the new law supersedes 24 CFR 983.152(b) and (c). Instead, the following provisions apply:

If no eligible family rents a vacant unit within 120 days (commencing on the first day of the month when the vacancy occurs), the LHA may terminate its commitment to make any additional housing assistance payments for the unit for the balance of the HAP contract term. The LHA may use the amounts so saved to provide other voucher assistance.

N. Future Modifications To This Addendum

The LHA's PBA Addendum remains in effect until the new project-based voucher changes in law have been fully implemented through a new regulation.

In the event of changes required to this addendum because of future rulemaking concerning the project-based voucher program, the LHA will take all reasonable steps to comply with new rules without jeopardizing actions previously taken that are consistent with HUD's Initial Guidance and Section 232.

APPENDIX 1

CHANGES TO PBA AUTHORIZED BY SECTION 232

The important changes made by section 232 of the Appropriations Act to the project-based program include:

A. Existing Housing

Prior law granted a PHA authority to project-base a portion of its available tenant-based funding only for (1) newly constructed units; or (2) rehabilitated units. Section 232 provides that a PHA may also use tenant-based funding to attach assistance to existing units.

B. Percent Limit

Under prior law, the number of units that a PHA could project-base was capped at the number supported by 15 percent of the total funding available to the PHA under its consolidated Annual Contributions Contract (ACC) for tenant-based assistance. The new law raises this cap to 20 percent of the funding available, and consequently to 20 percent of the baseline number of units in the PHA's voucher program. A PHA may now utilize funding for project-basing up to this new percent limit.

C. PHA Plan and Deconcentration Goals

The new law integrates the project-based voucher option with the PHA Plan requirements. A PHA may enter into a housing assistance payments (HAP) contract to provide project-based voucher assistance only if the HAP contract is consistent with the PHA Plan (see 42 U.S.C. 1437c-1, implemented at 24 CFR part 903). Consistency with the PHA Plan means that there are circumstances indicating that project-basing of the units, rather than tenant-basing of the same amount of assistance, is an appropriate option. In addition, project-basing must be consistent with the statutory goals of "deconcentrating poverty and expanding housing and economic opportunities."

D. Partially Assisted Buildings

The new law places a new cap of 25 percent on the number of dwelling units in any one building that may have project-based voucher assistance. However, the following types of housing are exempt from this cap:

1. Project-based dwelling units in single family properties; and
2. Dwelling units specifically for elderly families, disabled families (as defined in 5 CFR 5.403(b)), or families receiving supportive services.

E. Family Choice To Move With Continued Assistance

The family choice requirement has two components, a "mobility" component and a "continued assistance" component.

1. Mobility: The HAP contract must provide that a family may move out of a project-based unit after 12 months.
2. Continued assistance: If a family moves out of its project-based unit at any time after the first year of assisted occupancy, the PHA must offer the family available tenant-based rental assistance, either under the voucher program or under another comparable form of tenant-based assistance as will be defined in HUD regulations. Such alternative tenant-based assistance must be comparable to assistance under the voucher program in terms of income, assistance, rent contribution, affordability and other requirements.

F. Contract Term

HUD's present regulations only permit a PHA to provide project-based assistance within funding currently available under the ACC. Since voucher funding has recently been provided in one-year increments, PHAs have been permitted to enter into HAP contracts for the same period. Section 232 provides that the HAP contract between the PHA and the owner may be for a term of up to 10 years, although payments under that contract are subject to the future availability of appropriations and future availability of funding under the ACC.

G. Extension Of Contract Term

Section 232 revised the former statutory provision on extension of the HAP contract term (former 42 U.S.C. 1437f(o)(13)(B)). The new law provides that the PHA may contract with the owner of a project-based unit to extend the term of the HAP contract for such period as the PHA determines appropriate to achieve long-term affordability of the housing or to expand housing opportunities. All HAP contract extensions, however, must be contingent upon the future availability of appropriated funds.

H. Maximum Initial Gross Rent, Rent To Owner And Rent Adjustments

The new law provides that the HAP contract shall establish gross rents that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount (for the PHA's tenant-based voucher program) that exceeds 110 percent of the published FMR) for the area where the project is located. In addition, if a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" under that law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

The new law provides that a HAP contract between the PHA and an owner must provide for adjustments of rent to owner during the contract term, and the adjusted rents must be reasonable in comparison with rents charged for comparable units in the private, unassisted local market.

The statutory maximum rent limits apply both to the establishment of the initial rent to owner (as defined in 24 CFR 982.4) at [[Page 3607]] the beginning of the HAP contract term, and to adjustments of rent to owner during the HAP contract term.

Within the limitations mentioned above, the initial gross rent to owner may differ from payment standard amounts for the PHA's tenant-based voucher program. However, just as in the regular tenant-based program, and in the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A), 24 CFR 982.507, and the "reasonable rent" element of SEMAP, 24 CFR 985.3(b)).

I. Tenant Selection

Section 232 revises and substantially codifies the tenant selection process for project-based voucher units. The new law states that the PHAs may place applicants referred by owners on the PHA's waiting list in accordance with the PHA's local waiting list policies and selection preferences.

As under the current program regulations, a PHA may not penalize applicants who reject an offer of a project-based unit or who are rejected by the owner of the housing. The PHA must maintain such applicant in the same position on the tenant-based assistance list as if an offer had not been made. In accordance with existing admission requirements, PHAs may establish selection preferences for project-based units that are consistent with the selection preferences in the PHA Plan.

As under the current program regulations, the PHA may elect to establish a separate waiting list for project-based voucher assistance, or to use a single common list for admission to the PHA's tenant-based and project-based assistance programs. If the PHA chooses to maintain a separate waiting list for project-based units, all PHA tenant-based assistance waiting list families who want project-based units must be permitted to place their names on the separate list.

The new law provides that admission to the project-based voucher program is subject to the same statutory income targeting requirement as the tenant-based program (42 U.S.C. 1437n(b)), instead of the individual project income targeting requirement that applies to other Section 8 project-based assistance (42 U.S.C. 1437n(c)(3)). The income targeting requirement provides, in general, that in any PHA fiscal year, at least 75% of the families admitted to a PHA's voucher program (which would include project-based voucher assistance) must be families whose annual income does not exceed 30 percent of median income for the area, as determined by HUD (see HUD definition of "extremely low income families" at 24 CFR 5.603).

J. Unit Inspection And Housing Quality Standards

Units assisted with tenant-based or project-based voucher assistance must meet or exceed housing quality standards (HQS) established by HUD (42 U.S.C. 1437f(o)(8)). Section 232 states that the same HUD-prescribed HQS standards apply to project-based voucher assistance as apply to tenant-based voucher assistance (42 U.S.C. 1437f(o)(13)(F)).

Before and during the term of assistance, units are inspected for compliance with the HQS. In general, the same statutory PHA inspection requirements apply to project-based voucher assistance as to the tenant-based voucher program (42 U.S.C. 1437f(o)(8) and 1437f(o)(13)(F)). As in the tenant-based voucher program, a PHA must inspect 100 percent of project-based voucher units before entering into the HAP contract, and may only enter into a HAP contract for units that fully comply with the HQS. There is, however, a change in the annual HQS inspection requirements for the project-based voucher program. In the tenant-based program—where each unit is assisted under a separate HAP contract for each individual assisted family—the PHA must inspect each assisted unit annually. The new law provides that in the project-based voucher program, a PHA is not required to inspect each assisted unit in a project annually, thus allowing annual inspection of a representative sample of the project-based voucher units in a project.

K. Vacant Units

The new law permits a PHA, at its discretion, to continue providing assistance for a unit that becomes vacant (after commencement of assisted occupancy by a family) for up to a maximum of 60 days. Such payments may only be made if the vacancy is not the fault of the owner, and the owner takes "every reasonable action" to minimize the likelihood and extent of vacancies.

APPENDIX 2:

NEW STATUTORY PROVISIONS EFFECTIVE IMMEDIATELY

This section provides guidance regarding implementation of provisions on project-basing in Section 232 of the Appropriations Act that are immediately effective. Except where this section specifies otherwise, the present project-based regulations at 24 CFR part 983 continue to apply to newly constructed and substantially rehabilitated housing and now also apply to existing housing. Upon determination of good cause and subject to statutory limitations, HUD may waive any provision of the applicable project-based regulations in accordance with 5 CFR 5.110. Nothing in this addendum affects the rights of owners and participants under existing contracts in HUD's Section 8 project-based certificate program.

In the event of changes required to this addendum because of future rulemaking concerning the project-based voucher program, the PHA will take all reasonable steps to comply with new rules without jeopardizing actions previously taken that are consistent with HUD's Initial Guidance and Section 232.

Authorization To Provide Project-Based Vouchers For Existing Housing: Consistent with the project-based statute before amendment by Section 232, present regulations at 24 CFR part 983 only authorize project-based voucher assistance for newly constructed or rehabilitated units. Section 232 now also authorizes project-based assistance for existing housing. In accordance with the new law, a PHA may now enter HAP contracts that attach project-based voucher assistance to existing housing units that fully meet the housing choice voucher program HQS (see 24 CFR 982.401) but that would not have qualified for project-basing as newly constructed or rehabilitated units.

A housing unit will be considered an "existing unit" for purposes of the project-based voucher program if, at the time of the PHA's written notice of selection of the project for project-based assistance, the units require a maximum expenditure of less than \$1,000 per assisted unit (including the unit's prorated share of any work to be accomplished on common areas or systems) to comply with the HQS.

A. Inapplicability of Certain Current Part 983 Regulations to New Commitments of Project-Based Vouchers

1. 24 CFR 983.3 © and (d) of the present regulation, which are designed to assure that commitments of project-based assistance do not exceed amounts currently appropriated and available under the ACC, are inapplicable because the new law authorizes PHAs to enter into project-based HAP contracts for up to ten years, subject to the future availability of appropriations. In addition, the maximum percentage limit for project-based assistance has been raised to twenty percent of the baseline number of units in the PHA's voucher program.
2. 24 CFR 983.4, HUD review of PHA plans to attach assistance to units, is inapplicable.
3. 24 CFR 983.9(a) implemented the prior statutory prohibition of project-based assistance for units to be [[Page 3608]] constructed or rehabilitated with U.S. Housing Act funds. This requirement is eliminated in the new law. Consequently section 983.9(a) is no longer applicable.
4. 24 CFR 983.151(b) and (c), on term and renewal of HAP contracts, have been modified as described in this notice. The maximum potential term is now 10 years, subject to the future availability of appropriations and future availability of funding under the PHA's ACC. The PHA will determine the initial HAP contract term. The new law allows PHAs to determine the appropriate period for an extension, whereas previously (within the constraints imposed by available funding under a current ACC), HUD decided whether and for what period to approve renewals of expiring HAP contracts.
5. 24 CFR 983.203(a)(6) is inapplicable, and 983.203(d)(3)'s declaration that a family that moves does not have any right to continued assistance is inapplicable.

B. Inapplicability Of Certain Current Regulations To Project-Based Assistance For Housing In Existing Structures

The provisions of the present regulation that restrict assistance to newly constructed or rehabilitated units (see 24 CFR 983.7(b)(1) and (2)) do not apply to project-based voucher assistance for housing in an existing structure in accordance with Section 232 and this notice. In addition, the following regulatory provisions of 24 CFR part 983 do not apply to project-based assistance for housing in an existing structure:

1. Site and neighborhood standards at Sec. 983.6;
2. Rehabilitation requirements at section 983.8;
3. Requirements for minimizing displacement because of rehabilitation in section 983.10(a); Subpart B—Owner Application Submission to Agreement, except 24 CFR 983.51, which is discussed further below; and
4. Subpart C—Agreement and New Construction or Rehabilitation Period, except the provisions of paragraphs 983.103(d) regarding notification of vacancies and 983.104© regarding inspection to meet HQS.

Unit Selection Policy, Advertising, And Owner Application Requirements For Existing Housing With Assistance Attached To 25 Percent Or Fewer Of The Units In A Building: For existing housing developments in the project-based voucher program, which have assistance attached to no more than 25 percent of the development's units, the PHA must advertise the availability of the project-based assistance. Such advertisements must meet standards comparable to those in 24 CFR 983.51(b); otherwise, section 983.51 does not apply to these projects.

Specifically, the PHA must advertise in a newspaper of general circulation that the PHA will accept applications for assistance for existing housing projects. The advertisement must be published once a week for three consecutive weeks; specify an application deadline of at least 30 days after the date the advertisement is last published; specify the number of units the PHA estimates that it will be able to assist under the funding the PHA is making available for this purpose; and state that only applications submitted in response to the advertisement will be considered. The PHA advertisement must also state the PHA's selection policies. In all cases, PHAs must maintain documentation of responses to advertisements or competitive proposals received in response to the PHA notice.

For Existing Housing Developments With More Than 25 Percent Project-Based Units (I.E., At This Time, For The Elderly And Special Populations Only, Since The Supportive Services Exception To The 25% Cap Is Not Implemented In This Notice), And For Newly Constructed Or Rehabilitated Units: The PHA must establish policies for public advertisement and competitive selection of units to be assisted with project-based voucher assistance. 24 CFR 983.51 is applicable.

C. 20 Percent Limit

Section 232 requires PHAs that participate in the project-based voucher program to comply with the statutory language that states that "[n]ot more than 20 percent of the funding available for tenant-based assistance under this section that is administered by the [public housing] agency may be attached to structures pursuant to this paragraph" [bracketed material added]. This language supersedes 24 CFR 983.3(b), and is effective immediately. Therefore, the total cumulative number of project-based units, including units previously placed under AHAP or HAP in the PHA's project-based certificate program, may not exceed 20 percent of the baseline number of units in the PHA's voucher program.

D. Consistency With PHA Plan

Until HUD issues further instructions, PHAs submitting PHA Plans that wish to use the project-based voucher program (as revised by Section 232) must include—as a required attachment to the PHA Plan template—a statement of the projected number of project-based units and general locations and how project basing would be consistent with their PHA Plans. If a PHA wishes to use the project-based voucher program before the anticipated approval date of the PHA's next PHA Plan, the PHA may do so by adding the information as an amendment to the PHA Plan and following the regulations and notices for such PHA Plan amendments.

As with all programs that are covered by the PHA Plan, the program must be carried out in conformity with the nondiscrimination requirements specified in the PHA Plan regulations, and must affirmatively further fair housing as required by the PHA Plan regulations.

E. Consistency With The Goals Of Deconcentrating Poverty And Expanding Housing And Economic Opportunities

Section 232 requires, in addition to consistency with the PHA Plan, that a contract for project-basing under the voucher program be consistent with the goals of deconcentrating poverty and expanding housing opportunities. Until HUD issues further instructions, HUD will implement the deconcentration of poverty requirements in Section 232 by requiring that all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception.

F. Partially Assisted Building Requirement

A PHA may not enter into an agreement or HAP contract or other binding commitment to provide project-based voucher assistance for more than 25 percent of the units in any one building, except for single-family dwellings and projects for elderly families and disabled families.

HUD is not implementing through this notice the exception for buildings for families receiving supportive services. HUD will address that exception through rulemaking, which will define “supportive services.” In accordance with existing program usage, single family dwellings refer to 1-4 family dwellings.

If the PHA had entered into an agreement for project-based units prior to the effective date of this notice, section 232 provides that such buildings may have the assistance extended or renewed, notwithstanding this section on partially assisted buildings, 42 U.S.C. 1437f(o)(13)(D), as amended by the Appropriations Act. [[Page 3609]]

G. Family Choice to Move With Continued Assistance

The new law provides that assisted families may move from the assisted building, and retain federal housing assistance. For the continued assistance option, Section 232, similar to existing 24 CFR 983.206(d)(2), requires for new HAP contracts that the owner permit the assisted tenants to move from the housing at any time after the family has occupied the dwelling unit with project-based voucher assistance for 12 months.

The law now provides that the PHA must provide the family with housing choice voucher assistance or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability and other requirements. HUD will set the standards as to what may qualify as comparable assistance by regulation, but, for new HAP contracts incorporating this requirement, the PHA must in the interim use voucher assistance available under the ACC to provide tenant-based assistance for the family. If no such assistance is available at the time the family moves, the PHA must give the family priority to receive the next available tenant-based voucher.

Vouchers under funding allocations targeted by HUD for special purposes (e.g., family unification, mainstream disabled) are not available for this purpose, since they are required to be used only for the targeted purpose.

H. HAP Contract Term

The new law provides that, for HAP contracts entered after the effective date of the law, a HAP contract between a PHA and an owner of housing under this program may have a duration of up to 10 years (as determined by the PHA), subject to the future availability of sufficient appropriated funds under the PHA's consolidated ACC with HUD.

Upon expiration of the HAP contract term, the new law provides that the PHA may agree with the project-based housing owner to extend the HAP contract for such period as the PHA determines appropriate to expand housing opportunities (as well as an extension to assure long-term affordability of the housing, as provided under prior law). All HAP contract extensions must be contingent upon the future availability of appropriated funds.

I. Rent Limits

The new law provides that the HAP contract shall establish gross rents (rent to owner plus the allowance for tenant-paid utilities) that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount that exceeds 110 percent of the published FMR) for the area where the housing is located.

If a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" as defined in the law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

Within the limitations mentioned above, the initial rent to the owner may differ from payment standard amounts in the payment standard schedule adopted for the PHA's tenant-based voucher program. However, just as in the regular tenant-based program and the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A)).

J. Rent Adjustments During The Term Of The HAP Contract

Section 232 provides that a housing assistance payments contract for project-based voucher assistance shall provide for rent adjustments and that the adjusted rent for any assisted unit shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted local market and may not exceed the maximum rent limits permitted under the statutory limitations summarized above. Determination of whether rent is reasonable in relation to comparable units shall be governed by 24 CFR 983.256.

The annual rent adjustment provisions at 983.254 and the special rent adjustment provisions at 983.255 shall only be applicable if the AHAP with the owner was executed before the effective date of this notice. These annual and special adjustment regulatory provisions do not apply to project-based assistance for existing housing pursuant to this notice, and do not apply if the Agreement for newly constructed or rehabilitated housing was executed on or after the effective date of this notice.

K. Family Share Of Rent And Housing Assistance Payment

The housing assistance payment is calculated in accordance with 24 CFR 983.260 as the gross rent minus the total tenant payment. The family share is calculated in accordance with 24 CFR 983.261 by subtracting the amount of the HAP from the gross rent.

L. Tenant Selection

The PHA selection system for project-based units must comply with the requirements specified below, which in most respects (except for the income targeting provision) are a codification of present regulatory and contractual requirements.

Income Targeting: The requirements of 42 U.S.C. 1437n(b) and 24 CFR 982.201(b)(2) govern the selection of eligible families for this program, and generally provide that not less than 75 percent of families admitted annually to the PHA's combined tenant-based and project-based voucher program shall be families whose incomes do not exceed 30 percent of the area median, as determined by HUD.

Applicants may only be selected from the PHA waiting list. A PHA may only maintain a separate project-based waiting list if all PHA tenant-based assistance applicants who seek project-based housing can be placed on this list upon request and without penalty to any other application for assisted housing they may have pending. Subject to its waiting list policies and selection preferences specified in the PHA administrative plan, the PHA may place a family referred by an owner of project-based voucher units on its waiting list.

If a PHA chooses to establish a separate waiting list for project-based assistance, the PHA must give all applicants currently on its waiting list for tenant-based assistance the opportunity to also have their names placed on the waiting list for project-based assistance in accordance with the PHA's established selection policies.

As in the current project-based program, the PHA must refer families to housing units from the waiting list according to its regular applicant selection policies. If an applicant does not rent a unit with project-based assistance, or the owner turns an applicant down for admission to a project-based unit, the applicant may not be removed from the PHA's tenant-based assistance waiting list for that reason but must maintain its position on the list as though no offer of housing had been made.

Vacant units: A HAP contract must be in a form prescribed by HUD. The PHA may enter into such a contract that agrees to provide vacancy payments up to 60 days after a unit becomes vacant, in an amount not to exceed the rent to the owner as provided by the HAP contract on the day the family vacated. [[Page 3610]]

The PHA may only make such payments for a vacant unit if:

1. The vacancy was not the owner's fault, and
2. The PHA and owner take action to minimize the likelihood and length of any vacancy.

Reduction Of Contract Units After Vacancy: Except for units for which an AHAP was executed before the effective date of this notice, the new law supersedes 24 CFR 983.152(b) and (c). Instead, the following provisions apply:

If no eligible family rents a vacant unit within 120 days (commencing on the first day of the month when the vacancy occurs), the PHA may terminate its commitment to make any additional housing assistance payments for the unit for the balance of the HAP contract term. The PHA may use the amounts so saved to provide other voucher assistance.

NOTE: The policy guidance and implementation directives of this notice remain in effect until the new project-based voucher changes in law have been fully implemented through a new regulation. HUD will endeavor to answer any questions PHAs may have that arise that are not anticipated in this notice. HUD will soon issue a new required tenancy addendum and HAP contract for the project-based voucher program as implemented by this notice.

APPENDIX 3:

EXCERPTS FROM SECTION 232 OF THE 2001 VA-HUD APPROPRIATIONS ACT

On October 27, 2000, the President signed into law the Fiscal Year 2001 Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act (Pub. Law 106-377, 114 Stat. 1441) (“Appropriations Act”). Section 232 of the Appropriations Act substantially revises the provisions of the U.S. Housing Act of 1937 that govern the authority of a PHA to designate a portion of its available tenant-based voucher funds for project-based assistance (see 42 U.S.C. 1473f(o)(13) (as amended by “Section 232” of the Appropriations Act). The Conference Report on the Appropriations Act stated that the statutory changes to the project-based voucher program are intended to make project-basing of voucher assistance more flexible.

The following is the Section 232 excerpt from the 2001 VA-HUD Appropriations Act:

SEC. 232.

(a) IN GENERAL- Paragraph (13) of section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) is amended to read as follows:

(13) PHA PROJECT-BASED ASSISTANCE-

(A) IN GENERAL- A public housing agency may use amounts provided under an annual contributions contract under this subsection to enter into a housing assistance payment contract with respect to an existing, newly constructed, or rehabilitated structure, that is attached to the structure, subject to the limitations and requirements of this paragraph.

(B) PERCENTAGE LIMITATION- Not more than 20 percent of the funding available for tenant-based assistance under this section that is administered by the agency may be attached to structures pursuant to this paragraph.

(C) CONSISTENCY WITH PHA PLAN AND OTHER GOALS- A public housing agency may approve a housing assistance payment contract pursuant to this paragraph only if the contract is consistent with--

(i) the public housing agency plan for the agency approved under section 5A; and

(ii) the goal of deconcentrating poverty and expanding housing and economic opportunities.

(D) INCOME MIXING REQUIREMENT-

(i) IN GENERAL- Not more than 25 percent of the dwelling units in any building may be assisted under a housing assistance payment contract for project-based assistance pursuant to this paragraph.

(ii) EXCEPTIONS- The limitation under clause (i) shall not apply in the case of assistance under a contract for housing consisting of single family properties or for dwelling units that are specifically made available for households comprised of elderly families, disabled families, and families receiving supportive services.

(E) RESIDENT CHOICE REQUIREMENT- A housing assistance payment contract pursuant to this paragraph shall provide as follows:

(i) MOBILITY- Each low-income family occupying a dwelling unit assisted under the contract may move from the housing at any time after the family has occupied the dwelling unit for 12 months.

(ii) CONTINUED ASSISTANCE- Upon such a move, the public housing agency shall provide the low-income family with tenant-based rental assistance under this section or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability, and other requirements, as the Secretary shall provide by regulation. If such rental assistance is not immediately available to fulfill the requirement under the preceding sentence with respect to a low-income family, such requirement may be met by providing the family priority to receive the next voucher or other tenant-based rental assistance amounts that become available under the program used to fulfill such requirement.

(F) CONTRACT TERM- A housing assistance payment contract pursuant to this paragraph between a public housing agency and the owner of a structure may have a term of up to 10 years, subject to the availability of sufficient appropriated funds for the purpose of renewing expiring contracts for assistance payments, as provided in appropriations Acts and in the agency's annual contributions contract with the Secretary, and to annual compliance with the inspection requirements under paragraph (8), except that the agency shall not be required to make annual inspections of each assisted unit in the development. The contract may specify additional conditions for its continuation. If the units covered by the contract are owned by the agency, the term of the contract shall be agreed upon by the agency and the unit of general local government or other entity approved by the Secretary in the manner provided under paragraph (11).

(G) EXTENSION OF CONTRACT TERM- A public housing agency may enter into a contract with the owner of a structure assisted under a housing assistance payment contract pursuant to this paragraph to extend the term of the underlying housing assistance payment contract for such period as the agency determines to be appropriate to achieve long-term affordability of the housing or to expand housing opportunities. Such a contract shall provide that the extension of such term shall be contingent upon the future availability of appropriated funds for the purpose of renewing expiring contracts for assistance payments, as provided in appropriations Acts, and may obligate the owner to have such extensions of the underlying housing assistance payment contract accepted by the owner and the successors in interest of the owner.

(H) RENT CALCULATION- A housing assistance payment contract pursuant to this paragraph shall establish rents for each unit assisted in an amount that does not exceed 110 percent of the applicable fair market rental (or any exception payment standard approved by the Secretary pursuant to paragraph (1)(D)), except that if a contract covers a dwelling unit that has been allocated low-income housing tax credits pursuant to section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42) and is not located in a qualified census tract (as such term is defined in subsection (d) of such section 42), the rent for such unit may be established at any level that does not exceed the rent charged for comparable units in the building that also receive the low-income housing tax credit but do not have additional rental assistance. The rents established by housing assistance payment contracts pursuant to this paragraph may vary from the payment standards established by the public housing agency pursuant to paragraph (1)(B), but shall be subject to paragraph (10)(A).

(I) RENT ADJUSTMENTS- A housing assistance payments contract pursuant to this paragraph shall provide for rent adjustments, except that--

(i) the adjusted rent for any unit assisted shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted, local market and may not exceed the maximum rent permitted under subparagraph (H); and

(ii) the provisions of subsection (c)(2)(C) shall not apply.

(J) TENANT SELECTION- A public housing agency shall select families to receive project-based assistance pursuant to this paragraph from its waiting list for assistance under this subsection. Eligibility for such project-based assistance shall be subject to the provisions of section 16(b) that apply to tenant-based assistance. The agency may establish preferences or criteria for selection for a unit assisted under this paragraph that are consistent with the public housing agency plan for the agency approved under section 5A. Any family that rejects an offer of project-based assistance under this paragraph or that is rejected for admission to a structure by the owner or manager of a structure assisted under this paragraph shall retain its place on the waiting list as if the offer had not been made. The owner or manager of a structure assisted under this paragraph shall not admit any family to a dwelling unit assisted under a contract pursuant to this paragraph other than a family referred by the public housing agency from its waiting list. Subject to its waiting list policies and selection preferences, a public housing agency may place on its waiting list a family referred by the owner or manager of a structure and may maintain a separate waiting list for assistance under this paragraph, but only if all families on the agency's waiting list for assistance under this subsection are permitted to place their names on the separate list.

(K) VACATED UNITS- Notwithstanding paragraph (9), a housing assistance payment contract pursuant to this paragraph may provide as follows:

(i) PAYMENT FOR VACANT UNITS- That the public housing agency may, in its discretion, continue to provide assistance under the contract, for a reasonable period not exceeding 60 days, for a dwelling unit that becomes vacant, but only (I) if the vacancy was not the fault of the owner of the dwelling unit, and (II) the agency and the owner take every reasonable action to minimize the likelihood and extent of any such vacancy. Rental assistance may not be provided for a vacant unit after the expiration of such period.

(ii) REDUCTION OF CONTRACT- That, if despite reasonable efforts of the agency and the owner to fill a vacant unit, no eligible family has agreed to rent the unit within 120 days after the owner has notified the agency of the vacancy, the agency may reduce its housing assistance payments contract with the owner by the amount equivalent to the remaining months of subsidy attributable to the vacant unit. Amounts deobligated pursuant to such a contract provision shall be available to the agency to provide assistance under this subsection. Eligible applicants for assistance under this subsection may enforce provisions authorized by this subparagraph.

(b) APPLICABILITY- In the case of any dwelling unit that, upon the date of the enactment of this Act, is assisted under a housing assistance payment contract under section 8(o)(13) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as in effect before such enactment, such assistance may be extended or renewed notwithstanding the requirements under subparagraphs (C), (D), and (E) of such section 8(o)(13), as amended by subsection (a).

ATTACHMENT A:

**APRIL 2, 2002 LETTER FROM HUD REGARDING APPROVED
WAIVERS AND EXCEPTIONS AND DECEMBER 31, 2001 LHA LETTER
TO HUD REQUESTING THE WAIVERS AND EXCEPTIONS**