

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

PHA Plans

Annual Plan for Fiscal Year 2007

FINAL JULY 11 2007

PHA Plan

Page i

Lowell Housing Authority, Massachusetts

PHA Name: Lowell Housing Authority

PHA Number: MA 001

PHA Fiscal Year Beginning: 10/2007

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 2007
[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 collaborative 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 family developments has risen to 34 %.

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 have completed 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. Assessment of Site Based Waiting List Demographics
- C. FY 2000-2006 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2007 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 2 [2006-2007] of 5 Year 2005-2009)
 - L. Pest Control Policy
 - M. Policy and Procedures for Physical Inspections
 - N. Administrative Plan Amendments
 - O. 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	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Selection, and Admissions Policies
√	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Schedule of ceiling rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
√	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
√	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) 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	

HOUSING NEEDS TABLE						
			Household Type	% of HH	# of HH	
	OWNER		Any Hsg. Problem	74.0%	1,675	
			Cost Burden > 30%	70.0%	1,585	
			Cost Burden > 50%	47.7%	1,080	
		Lg. Related	Total No. of HH	100.0%	865	
			Any Hsg. Problem	90.2%	780	
			Cost Burden > 30%	78.6%	680	
			Cost Burden > 50%	48.0%	415	
			Other	Total No. of HH	100.0%	2,084
				Any Hsg. Problem	67.4%	1,404
		Cost Burden > 30%		64.7%	1,349	
			Cost Burden > 50%	48.9%	1,020	
			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			
	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			

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
			Cost Burden > 30%	15.9%	137

HOUSING NEEDS TABLE					
Household Type			% of HH	# of HH	
	Sm. Related	Cost Burden > 50%	3.9%	34	
		Total No. of HH	100.0%	938	
		Any Hsg. Problem	46.7%	438	
		Cost Burden > 30%	46.3%	434	
	Lg. Related	Cost Burden > 50%	9.6%	90	
		Total No. of HH	100.0%	560	
		Any Hsg. Problem	53.6%	300	
		Cost Burden > 30%	40.2%	225	
	Other	Cost Burden > 50%	1.8%	10	
		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	7,537		197
Extremely low income <=30% AMI	6,784	90%	
Very low income (>30% but <=50% AMI)	675	9%	
Low income (>50% but <80% AMI)	13	0%	
Disabled Elderly	532	7%	
Non Disabled Elderly	2,142	28%	
Non-Elderly Families with Other Disabilities	619	8%	

Other Families w/Adult	2,282	28%		
Families with Children	1,277	17%		
Single	89	1%		
Non-Elderly Families with Physical Disabilities	2,523	30%		
White	785	10%		
Black	2,154	29%		
Hispanic	1,217	16%		
Asian	194	3%		
American Indian	12	0%		
Nat Hawaiian/Pacific	247	3%		
0BR	950	13%		
1BR	3,364	53%		
2 BR	2,658	90%		
3 BR	249	89%		
4 BR	29	94%		
5 BR	2	100%		
5+ BR	0	0%		
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 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"/>	HCV [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	2,732		30

FEDERAL			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCV [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
Extremely low income <=30% AMI	2,346	86%	
Very low income (>30% but <=50% AMI)	313	11%	
Low income (>50% but <80% AMI)	73	3%	
Disabled Elderly	63	2%	
Non Disabled Elderly	38	1%	
Non-Elderly Families with Other Disabilities	626	23%	
Other Families w/Adult	237	9%	
Families with Children	1,462	54%	
Single	299	11%	
Non-Elderly Families with Physical Disabilities	0	0%	
White	1,145	42%	
Black	405	15%	
Hispanic	1,051	38%	
Asian	119	4%	
American Indian	8	0%	
Nat Hawaiian/Pacific	4	0%	
0BR	1		
1BR	925		
2 BR	1,092		
3 BR	571		
4 BR	123		

FEDERAL			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCV [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
5 BR	15		
5+ BR	5		
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)? 13 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes in case of disasters			

FEDERAL			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCV [Section 8] Project-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	1,355		7
Extremely low income <=30% AMI	1,146	85%	
Very low income (>30% but <=50% AMI)	196	14%	
Low income (>50% but <80% AMI)	3	0%	
Disabled Elderly	80	6%	
Non Disabled Elderly	38	3%	

FEDERAL			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCV [Section 8] Project-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
Non-Elderly Families with Other Disabilities	326	24%	
Other Families w/Adult	54	4%	
Families with Children	746	55%	
Single	111	8%	
Non-Elderly Families with Physical Disabilities	0	0%	
White	393	29%	
Black	104	8%	
Hispanic	682	50%	
Asian	171	13%	
American Indian	4	0%	
Nat Hawaiian/Pacific	1	0%	
0BR	1		
1BR	328		
2 BR	609		
3 BR	351		
4 BR	58		
5 BR	5		
5+ BR	3		
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)? 31 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes in case of disasters			

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 3 [October 2007-September 2008].

Changes Facing the Agency	Priority	Year to be Addressed
More training for all employees, especially in the maintenance trades	High	3-5
Rotate staff periodically to different jobs and locations	Low	3-5
Staff need a lot more training including communication, demeanor and management of relationships with other staff	Low	3-5
Reduced resources requires a different approach to staff utilization, discipline and leadership	Low	3-5

Increase the availability of decent, safe, and affordable housing - preservation.	Priority	Year to be Addressed
More police on every site	High	3
More surveillance cameras	High	3-5

Increase the availability of decent, safe, and affordable housing – production.	Priority	Year to be Addressed
Increase home ownership opportunities	High	3
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	3-5

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%, 2006-34%)	High	3-5
Lobby government to increase minimum wage	Low	3-5
More Section 8 vouchers for working HHs	Low	3-5

Promote self-sufficiency and asset development of families and individuals	Priority	Year to be Addressed
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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	3-5
Continue unit care and responsibility training for all new tenants	Low	3-5
New attitude to working and non-working tenants alike	Low	3-5
Get all residents employed full-time	Medium	3-5
Implement an IDA Program with CDBG funds	High	3

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	3-5

Other Goals the LHA should pursue	Priority	Year to be Addressed
Make work fun	Low	3-5
Re-caulk and wash windows annually	Medium	3-5
Rebuild or replace elevators	High	3-5
Total Replacement of Heating and Hot Water systems in Nth Common	High	3
Remodel all units cabinets, stoves, sinks etc. in Nth Common, Flanagan, Francis Gatehouse, Bishop Markham	High	3-4
Redesign or reconfigure Adams Street for improved parking and travel using CDBG Funds	High	3
Removal of internal gutter systems in hi-rises in Nth Common	High	3
Have property managers and site maintenance staff more involved in rehab and construction work from design to construction	High	3-5
Need for more productivity through better tools	Low	3-5
Analyze work orders more usefully such as what are the most common/most expensive 'failures'	Low	3-5
Reduce favoritism and nepotism in the Authority	Low	3-5
Staffing has not kept up with demands -	Low	3

Other Goals the LHA should pursue	Priority	Year to be Addressed
understaffing		
Communication within the agency needs to be upgraded	High	3
How can staff 'burn-out' be managed?	Low	3-5
Introduce more cross-training	Low	3-5
Continue privatization of operations wherever possible	Medium	3-5

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 2006 grants)		
a) Public Housing Operating Fund	7,870,993	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
A. Public Housing Capital Fund	2,855,556	
B. HOPE VI Revitalization	0	
C. HOPE VI Demolition	0	
D. Annual Contributions for Section 8 Tenant-Based Assistance	11,200,000	
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	13,806	
c) HOME	0	
Other Federal Grants (list below)	0	
FSS Coordinator/Homeownership Grant	119,180	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	2,931,617	
3. Public Housing Dwelling Rental Income		
Federal Low Rent Public Housing	5,652,000	Operations
4. Other income (list below)		
Investment Income(Federal)	75,000	Operations
Other Income other than rent and interest.	630,000	Operations
4. Non-federal sources (list below)		
State Low Rent Public Housing including MRVP vouchers	1,900,000	
Unrestricted Investment Income (State)	12,000	
Total resources	\$33,609,961	

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 LRPB 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:

MA 1-2, 1-7, 1-12, 1-14 will be targeted for admission of lower income families, utilizing the strategies outlined above.

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, 2005 through September 30, 2006, 75% of the total number of vouchers issued were to families at or below 30% of median income. The remaining 25% were issued to families at 50% of median income or below.

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 total number of units under contract for Project Based Rental Assistance is 63. These units consist of SRO, two and three bedrooms. In early 2006, we implemented a contract 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. Moving forward we will increase the number of contracts at the former Julian D. Steele location with the addition of newly constructed three bedroom units and we continue to lease new two bedroom apartments at Redwood Terrace in 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 an unreported increase in income, there will be a retroactive calculation of the rent.

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

Initially the focus will be on exploring the idea and then if feasible and desired, it will be implemented. The agency will also be requesting CDBG funds to establish IDAs.

(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 90% 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 2006 are \$799 (0BR) \$956 (1BR), \$1,229 (2BR), \$1,467 (3BR), \$1,610 (4BR), \$1,852 (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	12%
State Public Housing	231	N/A
Section 8 Vouchers	1,246	3%
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 Elimination Program (PHDEP)	Discontinued N/A	N/A
Other Federal Programs		
New Approach Anti-Drug Program	N/A	N/A
ROSS Supportive Services Program	1,422	N/A
CDBG Youth Programs	75	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 [Attachment J]
- 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 L)

- Community Service Policy
- Policy and Procedures for Physical Inspections (See Attachment M)
- EIV Security Procedures
- VAWA Act Policy

HCV [Section 8] Management: (list below)

- HCV [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 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 LRPD 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: 6/07

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: (8/31/07)
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 HCV [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.

1. 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 Preparation/EFILE		January – April 15 th	Mercier Center LHA	FSS/PH Low Income

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)
			Casey Family Ser. IRS	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 (RFDC)	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)
South Bay Mental Health Certification Program	124	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 (start of FY 2000 Estimate)	Actual Number of Participants (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
 - Provision of a unit for police residence in North Common

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?

In 2006 the LHA combined Project #s MA1-12 and MA1-14 into MA 1-12. Also MA 1-2, MA 1-7 and MA 1-17 into MA 1-2.

In 2007 it plans to combine MA 1-1 and MA 1-18 into MA 1-1.

18. Other Information

[24 CFR Part 903.7 9 (b)]

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).

- 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.
- Use of CDBG Funds to create an IDA program for LRPH tenants.
- Use of CDBG Funds to redesign Adams Street.

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 2006 have been published and we were notified that no follow-up plan was necessary. Although a follow-up plan is not necessary 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 2006 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 six developments including 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.

- Provide on an ongoing basis information safety meetings between our residents and local police and fire staff.

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.

ATTACHMENTS

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

List of Attachments

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. Assessment of Site Based Waiting List Demographics
- C. FY 2000-2006 Capital Fund Program Annual & Replacement Housing Fund Statement
- D. FY 2007 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 2 [2006-2007] of 5 Year 2005-2009)
 - L. Pest Control Policy
 - M. Policy and Procedures for Physical Inspections
 - N. Administrative Plan Amendments
 - O. 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	15,653	13,305	18,001	15,254	Yes
MA 1-2	15,653	13,305	18,001	18,450	No
MA 1-7	15,653	13,305	18,001	23,321	No
MA 1-12	15,653	13,305	18,001	20,273	No
MA 1-14	15,653	13,305	18,001	18,959	No

MA 1-2 Average falls above range
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 four of the five covered developments. The LHA will continue to 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.

Attachment B - Demographic Analysis - Site Based Waiting Lists

Date Initiated	Occupation Type	Current Mix of Racial, Ethnic or Disability Demographics	Initial 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	54	25	116%
	Non-Elderly Families with Physical Disabilities	0	0	0%
	Non-Elderly Families with Other Disabilities	244	0	0%
	White	343	152	126%
	Black	61	27	126%
	Hispanic	579	130	345%
	Asian	190	241	-21%
1954 MA 1-2	Disabled Elderly	18	17	6%
	Non-Elderly Families with Physical Disabilities	384	0	0%
	Non-Elderly Families with Other Disabilities	99	0	0%
	White	64	160	-60%
	Black	594	25	2276%
	Hispanic	203	228	-11%
	Asian	0	117	-100%
1958 MA 1-3	Disabled Elderly	78	45	73%
	Non-Elderly Families with Physical Disabilities	296	0	0%
	Non-Elderly Families with Other Disabilities	17	0	0%
	White	26	167	-84%
	Black	211	12	1658%
	Hispanic	61	107	-43%
	Asian	1	60	-98%
1967 MA 1-4	Disabled Elderly	80	30	167%
	Non-Elderly Families with Physical Disabilities	298	0	0%
	Non-Elderly Families with Other Disabilities	22	0	0%
	White	22	128	-83%
	Black	213	11	1836%
	Hispanic	61	75	-19%
	Asian	0	33	-100%

Date Initiated	Occupation Type	Current Mix of Racial, Ethnic or Disability Demographics	Initial 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	24	35	-31%
	Non-Elderly Families with Physical Disabilities	1	0	0%
	Non-Elderly Families with Other Disabilities	94	0	0%
	White	0	156	-100%
	Black	321	10	3110%
	Hispanic	25	94	-73%
	Asian	222	52	327%
1975 MA 1-7	Disabled Elderly	8	11	-27%
	Non-Elderly Families with Physical Disabilities	263	0	0%
	Non-Elderly Families with Other Disabilities	81	0	0%
	White	59	106	-44%
	Black	498	20	2390%
	Hispanic	172	181	-5%
	Asian	0	92	-100%
1977 MA 1-11	Disabled Elderly	90	32	181%
	Non-Elderly Families with Physical Disabilities	324	0	0%
	Non-Elderly Families with Other Disabilities	20	0	0%
	White	23	162	-86%
	Black	218	12	1717%
	Hispanic	58	79	-27%
	Asian	0	37	-100%
1980/1982 MA 1-12 MA 1-14	Disabled Elderly	10	16	-38%
	Non-Elderly Families with Physical Disabilities	303	0	0%
	Non-Elderly Families with Other Disabilities	88	0	0%
	White	60	136	-56%
	Black	514	24	2042%
	Hispanic	169	200	-16%
	Asian	0	96	-100%

Attachment B - Demographic Analysis - Site Based Waiting Li

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	7537		
Extremely low income <=30% AMI	6784	90%	
Very low income (>30% but <=50% AMI)	675	9%	
Low income (>50% but <80% AMI)	13	0%	
Disabled Elderly	532	7%	
Non Disabled Elderly	2141	28%	
Non-Elderly Families with Other Disabilities	619	8%	
Other Families w/Adult	2282	30%	
Families with Children	1277	17%	

American Indian	12	0%	
Nat Hawaiian/Pacific	247	3%	
0BR	950	13%	
1BR	3364	53%	
2 BR	2658	90%	
3 BR	249	89%	
4 BR	29	94%	
5 BR	2	100%	
5+ BR	0	0%	
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			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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%	

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, even

ists

Waiting list total	7537	
Extremely low income <=30% AMI	6784	90%
Very low income (>30% but <=50% AMI)	675	9%
Low income (>50% but <80% AMI)	13	0%
Disabled Elderly	532	7%
Non Disabled Elderly	2141	28%
Non-Elderly Families with Other Disabilities	619	8%
Other Families w/Adult	2282	30%
Families with		

American Indian	12	0%
Nat Hawaiian/Pa cific	247	3%

	A	B	C	D	E	F
1	Housing Needs of Families on the Waiting List					
2						
3	Waiting list type: (select one)					
4	Section 8 tenant-based assistance					
5	Federal Public Housing - North Common					
6	Combined Section 8 and Public Housing					
7	Public Housing Site-Based or sub-jurisdictional waiting list (optional)					
8	If used, identify which development/subjurisdiction:					
9		# of families	% of total families		Annual	
10					Turnover	
11	Waiting list total	1175				
12	Extremely low income <=30% AMI	1044	89%			
13	Very low income	118	10%			
14	(>30% but <=50% AMI)		0%			
15	Low income	13	1%			
16	(>50% but <80% AMI)		0%			
17	Disabled Elderly	54	5%			
18	Non Disabled Elderly	20	2%			
19	Non-Elderly Families with Other Disabilities	244	21%			
20	Other Families w/Adult	97	8%			
21	Families with Children	671	57%			
22	Single	89	8%			
23	Non-Elderly Families with Physical Disabilities	0	0%			
24	White	343	29%			
25	Black	61	5%			
26	Hispanic	579	49%			
27	Asian	190	16%			
28	American Indian	1	0%			
29	Nat Hawaiian/Pacific	1	0%			
30	OBR		12			
31						
32						
33						
34						
35						
36						

	A	B	C	D	E	F
39	How long has it been closed (# of months)? 54 months only for 3 & 4 BRs					
40	Does the PHA expect to reopen the 3&4 BR list in the PHA Plan year? No Yes					
41	Does the PHA permit specific categories of families onto the waiting list, even if					

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	1,246		
Extremely low income <=30% AMI	1,095	88%	
Very low income (>30% but <=50% AMI)	138	11%	
	13	1%	
Low income (>50% but <80% AMI)	49	0%	
		4%	
Disabled Elderly	18	1%	
Non Disabled Elderly	258	21%	
Non-Elderly Families with Other Disabilities	99	8%	
Other Families w/Adult	729	59%	
Families with Children	93	7%	
Single		0%	
Non-Elderly Families with Physical Disabilities	384	31%	
White	64	5%	
Black	594	48%	
Hispanic	203	16%	
Asian	0	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	
0BR		6	
1BR		239	
2 BR		916	

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

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	596		
Extremely low income <=30% AMI	566	95%	
Very low income (>30% but <=50% AMI)	27	5%	
	3	1%	
Low income (>50% but <80% AMI)	101	0%	
		17%	
Disabled Elderly	78	13%	
Non Disabled Elderly	318	53%	
Non-Elderly Families with Other Disabilities	17	3%	
Other Families w/Adult	1	0%	
Families with Children	81	14%	
Single		0%	
Non-Elderly Families with Physical Disabilities	296	50%	
White	26	4%	
Black	211	35%	
Hispanic	61	10%	
Asian	1	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		3	
TRP		520	

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

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	595		
Extremely low income <=30% AMI	555	93%	
Very low income (>30% but <=50% AMI)	34	6%	
	6	1%	
Low income (>50% but <80% AMI)	94	0%	
		16%	
Disabled Elderly	80	13%	
Non Disabled Elderly	321	54%	
Non-Elderly Families with Other Disabilities	22	4%	
Other Fannilies w/Adult	1	0%	
Families with Children	77	13%	
Single		0%	
Non-Elderly Families with Physical Disabilities	298	50%	
White	22	4%	
Black	213	36%	
Hispanic	61	10%	
Asian	0	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	

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

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

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	636		
Extremely low income <=30% AMI	588	92%	
Very low income (>30% but <=50% AMI)	40	6%	
	8	1%	
Low income (>50% but <80% AMI)		0%	
	101	16%	
Disabled Elderly	107	17%	
Non Disabled Elderly	322	51%	
Non-Elderly Families with Other Disabilities	24	4%	
Other Famnilies w/Adult	1	0%	
Families with Children	81	13%	
Single		0%	
Non-Elderly Families with Physical Disabilities	334	53%	
White	24	4%	
Black	217	34%	
Hispanic	59	9%	
Asian	1	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		3	

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

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

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	627		
Extremely low income <=30% AMI	590	94%	
Very low income (>30% but <=50% AMI)	31	5%	
	6	1%	
Low income (>50% but <80% AMI)		0%	
	96	15%	
Disabled Elderly	87	14%	
Non Disabled Elderly	325	52%	
Non-Elderly Families with Other Disabilities	24	4%	
Other Families w/Adult	1	0%	
Families with Children	94	15%	
Single		0%	
Non-Elderly Families with Physical Disabilities	321	51%	
White	25	4%	
Black	222	35%	
Hispanic	57	9%	
Asian	1	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		3	

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

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

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	992		
Extremely low income <=30% AMI	858	86%	
Very low income (>30% but <=50% AMI)	122	12%	
	12	1%	
Low income (>50% but <80% AMI)		0%	
	27	3%	
Disabled Elderly	8	1%	
Non Disabled Elderly	119	12%	
Non-Elderly Families with Other Disabilities	81	8%	
Other Famnilies w/Adult	712	72%	
Families with Children	45	5%	
Single		0%	
Non-Elderly Families with Physical Disabilities	263	27%	
White	59	6%	
Black	498	50%	
Hispanic	172	17%	
Asian	0	0%	
American Indian	0	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		4	

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

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	624		
Extremely low income <=30% AMI	582	93%	
Very low income (>30% but <=50% AMI)	37	6%	
	5	1%	
Low income (>50% but <80% AMI)		0%	
	101	16%	
Disabled Elderly	90	14%	
Non Disabled Elderly	328	53%	
Non-Elderly Families with Other Disabilities	20	3%	
Other Farnilies w/Adult	1	0%	
Families with Children	84	13%	
Single		0%	
Non-Elderly Families with Physical Disabilities	324	52%	
White	23	4%	
Black	218	35%	
Hispanic	58	9%	
Asian	0	0%	
American Indian	1	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		1	

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

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	1046		
Extremely low income <=30% AMI	906	87%	
Very low income (>30% but <=50% AMI)	128	12%	
	12	1%	
Low income (>50% but <80% AMI)	28	0%	
		3%	
Disabled Elderly	10	1%	
Non Disabled Elderly	130	12%	
Non-Elderly Families with Other Disabilities	88	8%	
Other Famnilies w/Adult	739	71%	
Families with Children	51	5%	
Single		0%	
Non-Elderly Families with Physical Disabilities	303	29%	
White	60	6%	
Black	514	49%	
Hispanic	169	16%	
Asian	0	0%	
American Indian	0	0%	
Nat Hawaiian/Pacific	1	0%	
OBR		5	

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

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

Annual Statement/Performance and Evaluation Report

1

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFI 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
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Diasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 4/23/07)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07	<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	125,000	0	0
3	1408 Management Improvements Soft Costs	200,000	375,000	256,834	256,834
	Management Improvement Hard Costs				
4	1410 Administration	285,555	285,555	285,555	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	326,047	475,000	0	0
10	1460 Dwelling Structures	988,058	1,101,621	363,770	363,770
11	1465.1 Dwelling Equipment-Nonexpendable	50,000	10,000	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	830,896	473,380	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	50,000	10,000	0	0
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of line 2-19)	2,855,556	\$2,855,556	\$906,159	\$620,604
	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: MA06P00150106 Replacement Housing Factor Grant No:				Federal FY 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	
HA-Wide	Operations	1406	All	125,000	125,000	0	0	On-Going
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	200,000	375,000	256,834	256,834	On-Going
HA-Wide	Administration	1410	All	285,555	285,555	285,555	0	On-Going
HA-Wide	Fees & Costs	1430	All	0	0	0	0	
HA-Wide	Site Improvements	1450	All	326,047	475,000	0	0	On-Going
HA-Wide	Non-Dwelling Structures	1470	All	0	0	0	0	
HA-Wide 1475 Elevator Upgrades	Non-Routine Vacancy Prep.	1460	All	0	75,000	0	0	On-Going
	Non-Routine PM Repairs	1460	All	0	75,000	0	0	On-Going
	Dwelling Equipment	1465.1	All	50,000	10,000	0	0	On-Going
	Non-Dwelling Equipment	1475	All	830,896	473,380	0	0	On-Going
	Relaocation for Rehab	1495.1	All	50,000	10,000	0	0	On-Going
TOTALS:				\$1,867,498	\$1,903,935	\$542,389	\$256,834	

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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: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
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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 1-1 NORTH COMMON VILLAGE	Site Improvements	1450		0				
	Mechancial & Electrical Heating Upgrade and Conversion	1460		588,058	300,000	0	0	On-Going
	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	\$300,000	\$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: 3

PHA Name: Lowell Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MA 1-2 GEORGE FLANAGAN DEV.	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
	MA 1-2 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: 4

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150106 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	226,047	226,047	226,047	Complete
	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	\$226,047	\$226,047	\$226,047	

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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: MA06P00150106 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: MA06P00150106 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 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: MA06P00150106 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 1-6 DEWEY ARCHAMBAULT TOWERS	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 1-6 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: MA06P00150106 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: MA06P00150106 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 1-11 FRANCIS GATEHOUSE Elevator Upgrade Brickwork - 1450	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 Elevator Up-grade	1475		0	473,380			
	MA 1-11 Totals:				\$100,000	\$473,380	\$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: MA06P00150106 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	100,000	100,000	100,000	Complete
	Dwelling Units Rehab Units	1460		100,000	201,621	201,621	201,621	Complete
	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	\$301,621	\$301,621	\$301,621	

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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: MA06P00150106 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 1-14 SCATTERED SITES	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior Siding, Windows, etc.	1460		100,000	100,000	62,149	62,149	On-Going
	Dwelling Units Rehab Units	1460		100,000	250,000	250,000	0	On-Going
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-14 Totals:				\$200,000	\$350,000	\$312,149	\$62,149	

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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: 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 Administration	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-Routine Vacancy Prep.	9/30/2008			9/30/2010			
1460 Non-Routine 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			

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Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFI Part I: Summary**

PHA Name: Lowell Housing Authority	Grant Type and Number: Capital Fund Program: MA06P00150206 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Diasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Acutal Cost	
		Original	Revised	Obilgated	Expended
1	Total Non-CFP Funds	0			
2	1406 Operations	50,000			
3	1408 Management Improvements Soft Costs	0			
	Management Improvement Hard Costs	0			
4	1410 Administration	24,160			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	100,000			
10	1460 Dwelling Structures	45,000			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	12,440			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant (Sum of line 2-19)	\$241,600	\$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: MA06P00150206 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	
HA-Wide	Operations	1406	All	50,000				
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All					
HA-Wide	Administration	1410	All	24,160				
HA-Wide	Fees & Costs	1430	All					
HA-Wide	Site Improvements	1450	All	100,000				
HA-Wide	New Administrative Building	1470	All					
HA-Wide	Non-Routine Vacancy Prep.	1460	All	20,000				
	Non-Routine PM Repairs	1460	All	25,000				
	Dwelling Equipment	1465.1	All	10,000				
	Non-Dwelling Equipment	1475	All	12,440				
	Relaocation for Rehab	1495.1	All					
TOTALS:				\$241,600	\$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:2

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150206 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 1-1 NORTH COMMON VILLAGE	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-1 Totals:				\$0	\$0	\$0	\$0	

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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: 3

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150206 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 1-2 GEORGE FLANAGAN DEV.	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-2 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: 4

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150206 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	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: MA06P00150206 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: MA06P00150206 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 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: MA06P00150206 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 Unints	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-6 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: MA06P00150206 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: MA06P00150206 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 1-11 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: MA06P00150206 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	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 1-12 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: 11

PHA Name: Lowell Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P00150206 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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				
	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 1-14 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 III: Implementation Schedule Page: 1							
PHA Name: Lowell Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P00150206 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	5/1/2008			5/1/2010			
1410	5/1/2008			5/1/2010			
1450	5/1/2008			5/1/2010			
1460	5/1/2008			5/1/2010			
1465.1	5/1/2008			5/1/2010			
1475	5/1/2008			5/1/2010			

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Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFI 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
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Original Annual Statement
 Reserve for Diasters/Emergencies
 Revised Annual Statement (revision no: 4/23/07)

Performance and Evaluation Report for Period Ending: 3/31/07
 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	135,000	135,000	0	129,012
3	1408 Management Improvements Soft Costs	475,000	475,000	415,236	415,236
	Management Improvement Hard Costs				
4	1410 Administration	307,359	307,359	307,359	100,755
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000	200,000	18,260	18,260
8	1440 Site Acquisition				
9	1450 Site Improvement	817,232	817,232	362,595	362,595
10	1460 Dwelling Structures	614,000	714,000	610,793	606,065
11	1465.1 Dwelling Equipment-Nonexpendable	50,000	0	0	0
12	1470 Nondwelling Structures	425,000	425,000	425,000	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	50,000	0	0	0
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of line 2-19)	\$3,073,591	\$3,073,591	\$2,139,243	\$1,631,923
	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: 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			
HA-Wide	Operations	1406	All	135,000	135,000	0	129,012	On-Going		
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	475,000	475,000	415,236	415,236	On-Going		
HA-Wide	Administration	1410	All	307,359	307,359	307,359	100,755	On-going		
HA-Wide	Fees & Costs	1430	All	200,000	200,000	18,260	18,260	On-Going		
HA-Wide	Site Improvements North Common Village, MA 1-1	1450	All	817,232	817,232	362,595	362,595	On-Going		
HA-Wide	New Administrative Building	1470	All	0	0	0	0			
HA-Wide	Non-Routine Vacancy Prep.	1460	All	20,000	70,000	0	0	On-Going		
	Non-Routine PM Repairs	1460	All	20,000	70,000	0	0	On-Going		
	Dwelling Equipment	1465.1	All	50,000	0	0	0	On-Going		
	Non-Dwelling Equipment	1475	All	0	0	0	0			
	Relocation for Rehab	1495.1	All	50,000	0	0	0	On-Going		
TOTALS:						\$2,074,591	\$2,074,591	\$1,103,450	\$1,025,858	

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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:2

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 1-1 NORTH COMMON VILLAGE No Entries	Site Improvements Landscaping/Hancock St. & Garing Terrace Area	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
	MA 1-1 Totals:				\$0	\$0	\$0	\$0

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**Annual Statement/Performance and Evaluating 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: 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 1-2 GEORGE FLANAGAN DEV. NO ENTRIES	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment Heating Upgrade & Conversion	1475	All	0				Heating Upgrade deferred to Mgt. Improvements
MA 1-2 Totals:				\$0	\$0	\$0	\$0	

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**Annual Statement/Performance and Evaluating 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: 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 1-3 BISHOP MARKHAM VILLAGE NO ENTRIES	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-3 Totals:				\$0	\$0	\$0	\$0	

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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: 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 1-4 FAULKNER STREET NO ENTRIES	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: 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 1-5 FATHER NORTON MANOR NO ENTRIES	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: 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 1-6 DEWEY ARCHAMBAULT TOWERS Moved funds from 1-6 work item - office & units Also moved funds from Admn. Bldg. to 1-6 work item	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units Convert Office to Units \$247,066	1460	9 Units	0	0	0	0	Deferred to future years.
	Dwelling Equipment	1465.1		0				
	Interior Common Areas Elevators	1470		425,000	425,000	405,200	0	On-Going
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-6 Totals:				\$425,000	\$425,000	\$405,200	\$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: 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 1-7 HAROLD HARTWELL COURT NO ENTRIES	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: 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 1-11 FRANCIS GATEHOUSE NO ENTRIES	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	0	0	0	0	Deferred to future budget
	Dwelling Units	1460	All	574,000	574,000	574,000	574,000	Complete
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-12 Totals:				\$574,000	\$574,000	\$574,000	\$574,000	

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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: 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 1-14 SCATTERED SITES	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460	All	0	0	0	0	Deferred to future budget
	Dwelling Units	1460	All	0	0	0	0	Deferred to future budget
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-14 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 III: Implementation Schedule Page: 1							
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	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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Attachment C: Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages Page: 1								
PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	All	110,000	110,000	110,000	93,396	
HA-Wide	Management Improvements FSS Programs and Services- Training - Security Equipment	1408	All	334,003	271,054	271,054	271,054	Complete
HA-Wide	Administration	1410	All	318,909	318,909	318,909	314,222	On-Going
HA-Wide	Fees & Costs	1430	All	105,952	116,582	116,852	104,453	On-Going
HA-Wide	Site Improvements	1450	All	171,531	223,850	87,644	87,644	On-Going
HA-Wide	New Administrative Building Deferred	1470	All	0	0	0	0	
HA-Wide	Non-Routine Vacancy Prep.	1460	All	5,000	75,000	0	0	On-Going
	Non-Routine PM Repairs	1460	All	5,000	66,754	66,754	66,754	Complete
	Dwelling Equipment	1465.1	All	18,383	0	0	0	
	Non-Dwelling Equipment	1475	All					
	Relocation for Rehab	1495.1	All	0	0	0	0	
TOTALS:				\$1,068,778	\$1,182,149	\$971,213	\$937,523	

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Attachment C: Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages			Page:2					
PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P00150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MA 1-1 NORTH COMMON VILLAGE New work item.04/07/05 gas line testing&repair. development 70 yr. old No bids received for gasline repiar, deferred to heating up-grade. \$861,192	Site Improvements	1450		0				
	Mechanical & Electrical Heating Up-grade	1460	524 Units	\$0	\$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:				\$0	\$0	\$0	\$0	

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Attachment C: Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages		Page: 3						
PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P0015014 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MA 1-2 GEORGE FLANAGAN DEV.	Site Improvements	1450		0				
	Mechanical & Electrical	1460		0				
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-2 Totals:				\$0	\$0	\$0	\$0	

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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: 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	

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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: 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	

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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: MAO6P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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 Sprinkler system Interior Hallways Entrances Apartment doors Carpet Painting	Site Improvements	1450		0				
	Mechanical & Electrical	1460		0				
	Building Exterior	1460		0				
	Dwelling Units Interior Common Areas, Halls, & Entrances	1460	112 units	1,652,686	1,432,593	1,432,593	1,432,593	Complete
	Dwelling Equipment	1465.1		0				
	Interior Common Areas Interior Halls & Entrance	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-5 Totals:				1,652,686	\$1,432,593	\$1,432,593	\$1,432,593	

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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	

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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: 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	

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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: 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 50075

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 Rehab units, forced labor account.	Site Improvements	1450		0				
	Mechanical & Electrical	1460		0				
	Building Exterior	1460	All	0				
	Dwelling Units	1460	45 Units	439,600	574,340	574,340	439,600	On-Going
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
	MA 1-12 Totals:				\$439,600	\$574,340	\$574,340	\$439,600

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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: MA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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 Deferred to MA 1-12	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460	All	0				
	Dwelling Units	1460	60 Units	0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-14 Totals:				\$0	\$0	\$0	\$0	

HUD 50075

Attachment C: Annual Statement/Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement housing Fator (CFP/CFI Part I: Summary

PHA Name: Lowell Housing Authority	Grant Type and Number: Capital Fund Program: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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<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 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	123,273			
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	200,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000			
10	1460 Dwelling Structures	600,000			
11	1465.1 Dwelling Equipment-Nonexpendable	50,000			
12	1470 Nondwelling Structures	185,000			
13	1475 Nondwelling Equipment	1,061,728			
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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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:			
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	123,273				
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	200,000				
HA-Wide	Site Improvements	1450	All	100,000				
HA-Wide	New Administrative Building	1470	All	60,000				
HA-Wide	Non-Routine Vacancy Prep.	1460	All					
	Non-Routine PM Repairs	1460	All					
	Dwelling Equipment	1465.1	All	50,000				
	Non-Dwelling Equipment	1475	All					
	Relocation for Rehab	1495.1	All	50,000				
TOTALS:				\$1,068,828	\$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:2

PHA Name: Lowell Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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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 NO ENTRIES	Site Improvements	1450		0				
	Mechanical & Electrical	1460						
	Building Exterior	1460		0				
	Dwelling Units	1460		0				
	Dwelling Equipment	1465.1		0				
	Interior Common Areas	1470		0				
	Site-Wide Facilities	1470		0				
	Non-Dwelling Equipment	1475		0				
MA 1-1 Totals:				\$0	\$0	\$0	\$0	

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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: 3

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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. NO ENTRIES	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 1-2 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: 4

PHA Name: Lowell Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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 TOTAL OF 11 ELEVATORS	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 Elevator Up-Grade	1475		345,008				
MA 1-3 Totals:				\$345,008	\$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: 2007			
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 ENTRIES	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:			
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 TOTAL OF 2 ELEVATORS	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 Elevator Up-Grade	1475		400,000				
MA 1-5 Totals:				\$400,000	\$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: 7

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	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 TOTAL OF 2 ELEVATORS BEGAN UP-GRADE WITH 2005 BUDGET	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 Elevator Up-Grade	1475		116,720				
MA 1-6 Totals:				\$116,720	\$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:		
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 NO ENTRIES	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

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 TOTAL OF 1 ELEVATOR WINDOW AWNINGS REPOINT BRICK HALLWAY FLOORS & PAINTING		Site Improvements	1450		0				
		Mechanical & Electrical	1460						
		Building Exterior	1460		0				
		Dwelling Units	1460		0				
		Dwelling Equipment	1465.1		0				
		Interior Common Areas & Exterior Bldg. Rehab	1470		125,000				
		Site-Wide Facilities	1470		0				
		Non-Dwelling Equipment Elevator Up-Grade	1475		200,000				
MA 1-11 Totals:					\$325,000	\$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:			
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		100,000				
	Dwelling Units	1460		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:				\$300,000	\$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:		
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		100,000				
	Dwelling Units	1460		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:				\$300,000	\$0	\$0	\$0	

HUD 50075

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:	
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	9/30/2009			9/13/2011			
HA/WIDE 1408	9/30/2009			9/13/2011			
HA/WIDE 1410	9/30/2009			9/13/2011			
HA/WIDE 1430	9/30/2009			9/13/2011			
HA/WIDE 1450	9/30/2009			9/13/2011			
HA/WIDE 1460	9/30/2009			9/13/2011			
HA/WIDE 1465.1	9/30/2009			9/13/2011			
HA/WIDE 1470	9/30/2009			9/13/2011			
HA/WIDE 1475	9/30/2009			9/13/2011			
HA/WIDE 1495.1	9/30/2009			9/13/2011			

HUD 50075

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), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:	b. FY Ending 9/30/2007	c. No. of months(check one) 12 mos <input type="checkbox"/> other (specify) <input checked="" type="checkbox"/>	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-001-001-07S	i. HUD Field Office BOSTON,MA
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j. No. of Dwelling Units 1,641	k. No. of Unit Months Available 19,692	m. No. of Projects 10
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Line No.	Acct No.	Description (1)	Actuals Last Fiscal Yr.		Requested Budget Estimates			
			2005 PUM (2)	2006 PUM (3)	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	276.43	277.27	287.02	5,652,000		
080	3120	Excess Utilities			0.00			
090	3190	Nondwelling Rental			0.00			
100	Total	Rental Income (sum of lines 070,080, and 090)	276.43	277.27	287.02	5,652,000		
110	3610	Interest on General Fund Investments	2.39	2.29	3.81	75,000		
120	3690	Other Income	10.92	10.92	10.92	215,000		
125	3690.1	Operating Transfer In - 2005 & 2006 Cap.Fund 1406	21.31	12.70	21.07	415,000		
130	Total	Operating Income(sum of lines 100,110,and 120)	311.05	303.18	322.82	6,357,000		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	77.99	79.62	77.57	1,527,501		
150	4130	Legal Expense	4.15	5.08	5.08	100,000		
160	4140	Staff Training	1.62	1.02	1.27	25,000		
170	4150	Travel	0.91	1.04	1.04	20,530		
180	4170	Accounting Fees	0.32	0.32	0.34	6,600		
190	4171	Auditing Fees	0.43	0.36	0.36	7,000		
200	4190	Other Administrative Expenses	18.64	17.05	17.05	335,814		
210	Total	Administrative Expense (sum of lines 140 thru 200)	104.06	104.48	102.70	2,022,445		
Tenant Services:								
220	4210	Salaries	5.12	5.20	5.32	104,809		
230	4220	Recreation, Publications and Other Services	3.35	3.70	3.05	60,000		
240	4230	Contract Costs, Training and Other	0.19	0.26	0.26	5,200		
250	Total	Tenant Services Expense (sum of lines 220 thru 240)	8.66	9.17	8.63	170,009		
Utilities:								
260	4310	Water	32.63	34.55	33.47	659,078		
270	4320	Electricity	60.60	62.50	83.46	1,643,533		
280	4330	Gas	89.42	97.42	123.82	2,438,169		
290	4340	Fuel		0.00	0.00			
300	4350	Labor	6.90	7.62	7.81	153,750		
310	4390	Other utilities expense		0.00	0.00			
320	Total	Utilities Expense (sum of line 260 thru line 310)	189.55	202.09	248.55	4,894,530		

Name of PHA/IHA LOWELL HOUSING AUTHORITY			Fiscal Year Ending 9/30/2007					
Line No.	Acct No.	Description (1)	Actuals	Estimates	Requested Budget Estimates			
			Last Fiscal Yr.	or Actual	PHA/IHA Estimates		HUD Modifications	
			2005 PUM (2)	2006 Current PUM (3)	PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	90.16	95.56	98.58	1,941,285		
340	4420	Materials	22.87	21.58	20.82	410,000		
350	4430	Contract Costs	26.33	25.90	28.23	556,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	139.36	143.04	147.64	2,907,285		
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	0.00	0		
General Expense:								
410	4510	Insurance	26.13	24.64	24.66	485,541		
420	4520	Payments in Lieu of Taxes	8.84	7.62	8.38	165,000		
430	4530	Terminal Leave Payments	0.31	2.54	1.52	30,000		
440	4540	Employee Benefit Contributions	94.05	91.56	85.45	1,682,698		
450	4570	Collection Losses	0.99	2.54	2.54	50,000		
460	4590	Other General Expense	0.00	0.00	0.00	0		
470	Total	General Expense(sum of lines 410 to 460)	130.32	128.90	122.55	2,413,239		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	571.95	587.68	630.08	12,407,508		
Rent For Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings			0.00			
500	Total	Operating Expense(sum of lines 480 and 490)	571.95	587.68	630.08	12,407,508		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	27.74	11.68	4.57	90,000		
520	7520	Replacement of Nonexpendable Equipment		2.32	2.55	50,150		
530	7540	Property Betterments & Additions		2.03	0.61	12,000		
535	4800	Depreciation		0.00	0.00			
540	Total	Nonroutine Expenditures (sum of lines 510,520, and 530)	27.74	16.03	7.73	152,150		
550	Total	Operating Expenditures(sum of line 500and540)	599.69	603.71	637.81	12,559,658		
Prior Year Adjustments:								
560	6010	Prior Year Adj. Affecting Residual Receipts	(3.04)					
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)	596.65	603.71	637.81	12,559,658		
590		Residual Receipts(or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(285.60)	(300.53)	(314.98)	(6,202,658)		
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.) (PER 2007 OPER.FUND)	276.09	298.97	374.65	7,377,632		
640		Mandatory PFS Adjustments (net):	0.00	0.00	0.00	0		
650		Other (specify): PRO-RATION EST. 10.00%	0.00	0.00	(37.47)	(737,763)		
660		Other (specify):	0.00	0.00	0.00			
670		Total YE Adj./Other (+ or - lines 640 thru 660)	0.00	0.00	(37.47)	(737,763)		
680	8020	Total Operating Subsidy - current year (line 630 plus or minus line 670)	276.09	298.97	337.19	6,639,869		
690	Total	HUD Contributions(sum of lines 620 and 680)	276.09	298.97	337.19	6,639,869		
700		Residual Receipts (or Deficit)(sum of line 590						

| plus line 690). Enter here and on line 810

| (9.51)|

| (1.57)|

| 22.20 |

| 437,211 |

Previous editions are obsolete

Page 2 of 4

form HUD-52564(3/95)
ref. Handbook 7475.1

Name of PHA/IHA LOWELL HOUSING AUTHORITY			Fiscal Year Ending 9/30/2007
--	--	--	--

		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	6,203,754	

X Original Revision No:

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: 9/30/2005	2,668,148
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2006 <input type="checkbox"/> Actual for FYE:	(150,000)
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2006 <input type="checkbox"/> Actual for FYE:	2,518,148
810		Prov. for Operating Reserve - Requested Budget Year Estimated for FYE: 9/30/2007	437,211
820		Operating Reserve at End of Requested Budget Year Estimated for FYE: 9/30/2007	2,955,359
830		Cash Reserve Requirement- _____ % of line 480	47.64%

Comments:

PHA/IHA APPROVAL Name _____

Title Chairperson _____

Signature _____

Date _____

Field Office Approval Name _____

Title _____

Signature _____

Date _____

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 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012	
North Common Village MA 1-1	Annual Statement	\$0	\$0	\$500,000	\$400,000	
George W. Flanagan MA 1-2		\$0	\$397,942	\$500,000	\$0	
Bishop Markham Village MA 1-3		\$301,884	\$1,662,885	\$400,000	\$0	
Faulkner Street Development MA 1-4		\$0	\$0	\$0	\$0	
Fr. Norton Manor MA 1-5		\$400,000	\$0	\$0	\$0	
Dwevey Archambault Towers MA 1-6		\$151,885	\$0	\$0	\$0	
Harold Hartwell Court MA 1-7		\$0	\$0	\$0	\$0	
Francis Gatehouse Mill MA 1-11		\$647,066	\$0	\$0	\$0	
Scattered Sites MA 1-12		\$150,000	\$100,000	\$100,000	\$50,000	
Scattered Sites MA 1-14		\$150,000	\$100,000	\$100,000	\$50,000	
Replacement Housing MA 1-17		\$0	\$0	\$0	\$0	
HA-Wide		\$1,054,721	\$594,729	\$1,255,556	\$2,365,556	
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 Five-Year Action Plan
Part II: Supporting Page - Page 1 - Work Activities

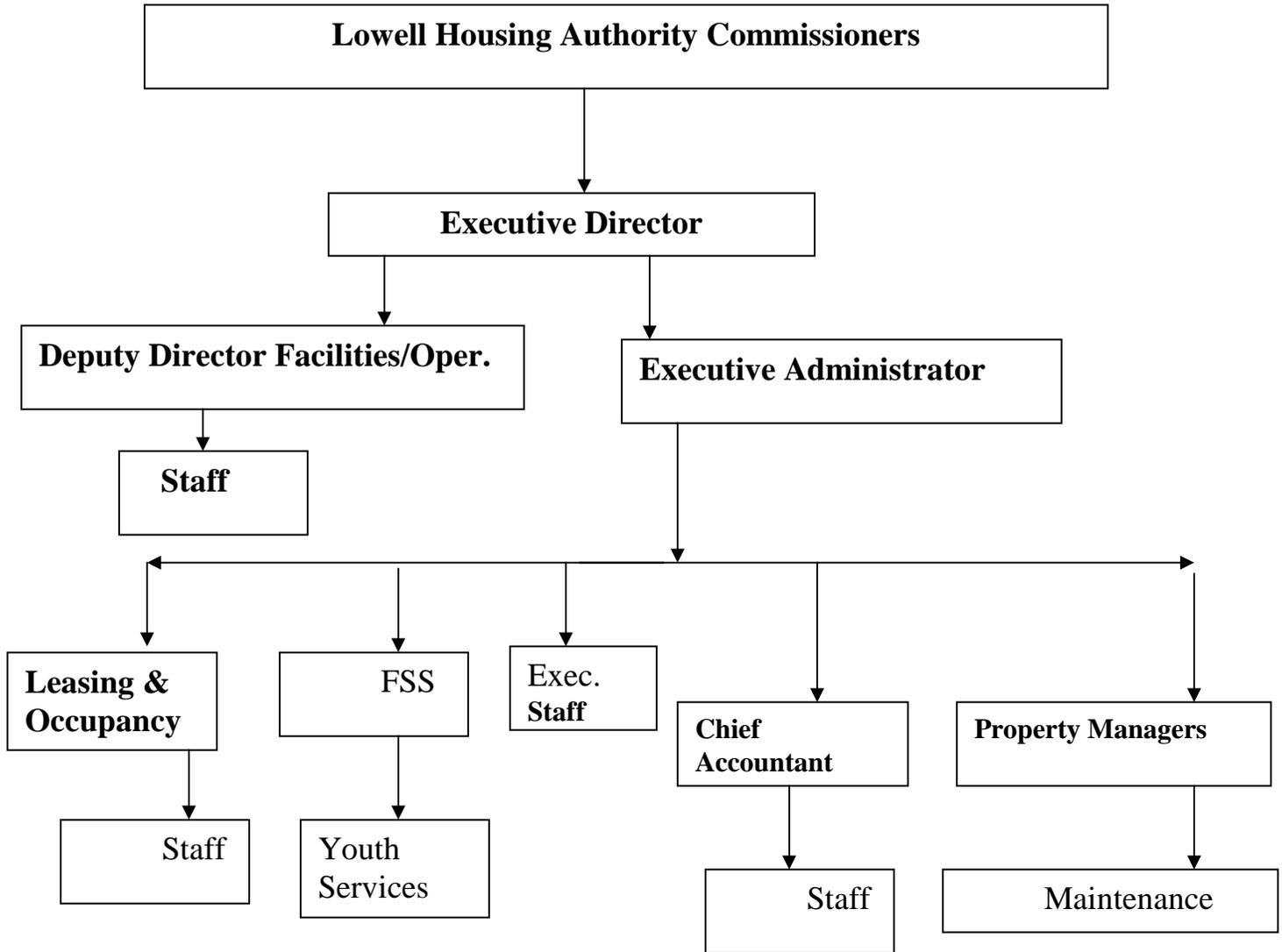
Activities for Year 1 2007		Activities for Year FFY Grant:2008 PHA FY: 2009		Activities for Year FFY Grant: 2009 PHA FY: 2010			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	Bishop Markham Village, MA 1-3	Generator 1475	\$301,884	George Flanagan MA 1-2	Kitchens & Baths 1460	\$397,942	
	Fr. Norton Manor MA 1-5	Hallways Sprinklers 1460	\$400,000	Bishop Markham Village - MA 1-3	Windows Kitchens & Baths 1460	\$705,000 \$957,885	
	Dewey archambault Tows, MA 1-6	Exterior Canopy 1470	\$151,885	Scattered Sites MA 1-12	Unit Rehab 1460	\$100,000	
	Francis Gatehouse Mill MA 1-11	Kitchens/Baths & Closet Doors/1460 Generator/1475	\$347,066 \$300,000	Scattered Sites MA 1-14	Unit Rehab 1460	\$100,000	
	Scattered Sites MA 1-12	Unit Rehab 1460	\$150,000			\$0	
	Scattered Sites MA 1-14		\$150,000			\$0	
	HA-WIDE	1408/Management Improvements	\$250,000	HA-Wide	1408/Management Improvements	\$125,000	
		1410/Administration	\$285,555		1410/Administration	\$285,555	
		1430/Fees & Costs	\$200,000		1430/Fees & Costs	\$50,000	
		1450/Site Improvements	\$100,000		1450/Site Improvements	\$75,000	
		1495.1/Relocation	\$50,000		1495.1/Relocation	\$19,174	
		1465.1 Dwelling Equipment	\$50,000		1460/Non-Routine PM Repairs	\$5,000	
		1470/Non Dwelling Structures	\$23,000		1460/Non-Routine Vacancy Repairs	\$5,000	
		1406/Operations	\$96,166		1406/Operations	\$25,000	
						1465.1/Dwelling Equipment	\$5,000
	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 2007		Activities for Year FFY Grant: 2010 PHA FY: 2011		Activities for Year FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	George Flanagan MA 1-2	Kitchen & Baths 1460	\$500,000	North Common Village - MA 1-1	Kitchen & Baths 1460	\$400,000
	Bishop Markham Village - MA 1-3	Elevator Up-Grade 1470	\$400,000	Scattered Sites MA 1-12	Common Areas & Unit Rehab 1460 & 1470	\$50,000
	Scattered Sites MA 1-12	Unit Rehab 1460	\$100,000	Scattered Sites MA 1-14	Common Areas & Unit Rehab 1460 & 1470	\$50,000
	Scattered Sites MA 1-14	Unit Rehab 1460	\$100,000			\$0
	North Common Village - MA 1-1	Window Replacement 14060	\$500,000			\$0
	HA-Wide	1408/Management Improvements	\$300,000	HA-Wide	1408/Management Improvements	\$250,000
		1410/Administration	\$285,556		1410/Aministration	\$285,556
		1430/Fees & Costs	\$175,000		1430/Fees & Costs	\$200,000
		1450/Site Improvements	\$375,000		1450/Site Improvements	\$200,000
		1495.1/Relocation	\$5,000		1495.1/Relocation	\$10,000
		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	\$100,000		1406/Operations	\$400,000	
	1465.1/Dwelling Equipment	\$5,000		1470/Administravtive Building	\$1,000,000	
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: 350 Moody Street
Administrative Office**

Gary K. Wallace, Executive Director
 Carole Tsitsianopoulos, Executive Administrator
 Marlene A. Browne, Employee Development and Training Manager
 James Hayes, Information Tech. Support Specialist
 Judi Beilen, Procurement and Inventory Control Officer
 Maria Rodriguez, Executive Secretary
 Charles Kanavas, Central Storage, **39 Quimby Ave.**

Lal Israni, Accountant/Energy Conservation Officer
Gerald Moore, Chief Accountant
Carol Martin, Clerk/Payroll
Brenda O'Keefe, Secretary

Public and Leased Housing (L&O office) 285 Salem Street

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

Resident Management

Office location: North Common Village, 21 Salem St (Mass 1-1)

Also Dublin St. (705)

Brian Moriarty, **Property Manager**

Barbara O'Connor, 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

Office location: G.W. Flanagan Development 580 Chelmsford St. (Mass 1-2)

Also (1-12, 1-14 scattered sites) and Temple St. Mass 1-7

Mary Gail Lynch, Assistant Housing Manager

Cheryl Calvertinos, Mechanic (Lead)
Gary Flynn, Custodian
Donald Genest, Maintenance Technician
Raymond Reid, Mechanic
Leo Mason, Mechanic Aide/ Painter
George Campbell, Maintenance Technician
Conrad LeClair, Maintenance Technician

Laurette McAneney, Property Manager

Office location: Bishop Markham Village 198 South St. (Mass 1-3)

Also (Faulkner St. 1-4)

Angelina Ramos, 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

Office location: Archambault Towers 350 Moody St. (Mass 1-6)

**Also (Father Norton Manor, 117 & 137 High St., Mass 1-5, and Francis Gatehouse
735 Broadway St.,Mass 1-11, and 689 community residences)**

Nanch Veira, Assistant Manager
William Cassella, Mechanic (Lead)
Henry Babcock, Custodian
Angel Torres, Maintenance aide
Stanley McQuaid, Mechanic Aide/ Painter
Barry Murphy, Maintenance Technician
Debbie LaRock, Custodian
Brian Berard, Custodian
Tom Dolan, Custodian

Michael Glasheen , Property Manager II

Office location: Archie Kenefick Manor 50 Stackpole St. (667-2B)

**Also Mass 1-12, Mass 1-4 scattered sites and Father Morrissette Manor on Hildreth
St. and Lakeview Ave. (673)**

Carmen Rojas, Assistant Manager
Renaud LaFontaine, Maintenance Technician
Michael Goyette, Maintenance Technician
Chantha In, Maintenance Technician

Ivan Esquertero, Custodian

Self-Sufficiency/Community Service 21 Salem Street

Mary Karabatsos, Family Self-Sufficiency Director

Kevin Ahem, Community Service Coordinator

Supportive Services 174 South Street (Bishop Markham Village)

Congregate Housing Program

Michelle Richter, Supportive Services Program Director

Public Safety 21 Salem Street (Police Precinct)

Kevin Forsley, Office Manager/Dispatcher

Susan Lucas, Dispatcher/2nd Shift

Youth Services 21 Salem Street (Mercier Center)

Rey Serrano, Youth Activities Director

Facilities Management Department 350 Moody Street

Administrative Office

William Duggan, Deputy Director of Facilities Management

Pamela Ryan, Exec. Sec. Facility Management Assistant

Brenda Chateauf, Administrative Assistant/Contracts

Facilities Management Department

Project Level Offices

Thomas Cashman, Coord. Facilities/Special Projects/Maint **39 Quimby Ave.**

Rene Chateauf, Facilities Coord/Heating Plumbing, A/C **Avenue C**

William Welch, Housing Quality Standards Technician **350 Moody Street**

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 2007

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
Ms.	Gladys	Aponte	52 Avenue B Apt. #143	Lowell	MA	01851	
Mr.	Alan	Bagley	65 Summer Street Apt. #162	Lowell	MA	01852	
Ms.	Dot	Baker	50 Summer Street Apt. #98	Lowell	MA	01852	LRPH
Ms.	Doris	Bonacci	117 High Street Apt. #108W	Lowell	MA	01852	LRPH
Mr. & Mrs.	John	Burke	604 Market Street #H314	Lowell	MA	01854	LRPH
Ms.	Elsie	Burke	735 Broadway Street Apt. #125	Lowell	MA	01854	LRPH
Mr.	Raymond	Caunter	137 High Street Apt. #403E	Lowell	MA	01852	
Ms.	Rita	Claypoole	735 Broadway Street Apt. #314	Lowell	MA	01854	LRPH
Ms.	Shirley	Connolly	198 South St. Apt. #103	Lowell	Ma	01852	
Ms.	Irene	Dokos	735 Broadway Street Apt. #121	Lowell	Ma	01854	
Ms.	Joan	Dube	117 High Street Apt. #109-W	Lowell	MA	01852	
Mr.	Joe	Fardor	117 High Street Apt. #106W	Lowell	MA	01852	
Ms.	Rita	Gaullin	590 Market St. Apt. #323	Lowell	MA	01854	
Ms.	Rita	Grady	735 Broadway Street, Apt. #305	Lowell	MA	01854	LRPH
Ms.	Irene	Harris	198 South Street, Apt.	Lowell	MA	01852	

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
			#4				

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
Ms.	Jeannette	Hedlund	657 Merrimack Street Apt. #738	Lowell	MA	01854	LRPH
Mr.	John	Kolofolias	657 Merrimack Street, Apt. #111	Lowell	MA	01854	LRPH
Ms.	Eleanor	Koravos	117 High Street Apt. #107W	Lowell	MA	01852	
Ms.	Susan	Lucas	15 Walker Place	Lowell	MA	01854	HCV
Mr.	William	McLaughlin	137 High Street Apt. #408E	Lowell	MA	01852	
Ms.	Madeline	Morales	65 Summer Street Apt. #163	Lowell	MA	01852	LRPH
Mr.	Robert	Murphy	14B Faulkner Street	Lowell	MA	01852	LRPH
Ms.	Fae	Roberts	735 Broadway St. Apt. #201	Lowell	MA	01854	
Ms.	Yamil	Roman	37 O'Brien Terrace Apt. #486	Lowell	MA	01854	LRPH
Mr.	William	Sheehan	198 South Street Apt. #208	Lowell	MA	01852	
Mr.	Angel	Vega	408 Adams Street Apt. #128	Lowell	MA	01854	LRPH
Ms.	Mary	Vinton	137 High St. Apt. #402E	Lowell	Ma	01852	
Ms.	Lisa	Vonschliebe n	657 Merrimack St. Apt. #336	Lowell	MA	01854	
Ms.	Ann	Wallace	735 Broadway St. Apt. #215	Lowell	MA	01854	LRPH
Ms.	Sharyn	Whalen	198 South Street Apt.	Lowell	MA	01852	LRPH

Title	FirstName	LastName	Address1	City	State	PostalCode	Program
			#H201				
Ms.	Donna	Whelan	145 Gorahm Street Apt. #264	Lowell	MA	01852	LRPH
Ms.	Rosaline	Willie- Bonglo	21 Avenue C	Lowell	MA	01851	LRPH

Attachment I: Comments of Resident Advisory Board

A Resident Advisory Board Meetings was held on February 16th 2007 In addition there was a public hearing held on July 11th , 2007.

1. Resident Comments:

In attendance at these meetings were members of the RAB as well as LHA staff.

Residents from Francis Gatehouse raised concern relative to the elevators, handicapped access, etc.

Bill Duggan stated that renovations at Ma 1-11 will take place under the Capital Fund Program. A budget will be prepared and added to next year's plan.

2. Public Hearing

The public hearing was advertised in the Lowell Sun on March 29 2007 and was communicated to each resident council, the RAB, LHA Staff and Commissioners

The meeting opened at 4.30pm.

No comments were received.

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 2 (10/2006-9/2007)¹ of the Five Year PHA Plan (2005-2009)

LRPH Executive Operations

Summary:

Rental Integrity Monitoring System:

The Lowell Housing Authority continues to strive toward compliance with Rental Integrity Monitoring policies established by HUD. Staff members have been trained on the importance of accurate rent calculations in both the Public Housing sector as well as in the Section 8 Program. With the implementation of new computer software that ensures better accuracy, the continued use of EIV information and the utilization of third party verification procedures, we hope to maintain a level of excellence in RIM in the coming year.

Resident Orientation Committee:

At the Resident Advisory Board Meeting a consensus was made that the Resident Orientation Committee should not continue due to lack of resident interest.

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 \$5,869,502, federal subsidies totaled \$6,030,443, and operating expenses totaled \$13,674,575 for a loss from operations of \$1,774,630. Occupancy levels remain at an exceptional 99% and tenant receivables continue to be kept at a minimum. Operating reserves are \$2,369,048, 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 \$802,741, state subsidies totaled \$1,299,725, and operating expenses totaled \$2,142,379, resulting in a loss from operations of \$39,913. Operating reserves are \$799,684, maintaining a solid financial position.

¹ Note that at the time of final Board approval (June 13) the year was not completed and additional activities may occur between then and September 30th, 2007.

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 \$814,794, operating receipts totaled \$12,441,135, and operating expenses totaled \$12,205,102, resulting in a profit from operations of \$236,033. Operating reserves were increased to \$706,429 for the Housing Choice Voucher Program.

PHAS

The authority received an overall score of 90 on the PHAS system for the fiscal year ending 9/30/06. The Authority was awarded a perfect 30 out of 30 score in the management indicator and a score of 28 out of 30 on the public housing assessment system's financial indicator for fiscal year ending 9/30/06.

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.

Project Managers are responsible for determining who is or is not performing community service. A special code in the software system indicates those in compliance. Currently, the Lowell Housing Authority, as instructed by HUD, is utilizing Mass Law Reform Institute's Guidelines for Public Housing Community Service Requirements.

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 was awarded a 2005 ROSS grant that allowed it to continue to provide needed programs to elders/disabled adults. This three year ROSS funded program commenced in August 2006. 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, music therapy and many other services. Many of the activities have been staffed by resident volunteers who were trained by the Project 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 Project 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.

The program has incorporated the following features:

Population Characteristics

- *Elderly*
- *Disabled (Physically/Mentally Challenged)*

Services to 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*
- *Cross Cultural Enrichment Programs*
- *Mending/Tailoring Program*
- *Intensive Case Management on issues of Hoarding, Mental Health*
- *Disaster Preparedness Program for residents*
- *On-site AA/NA meetings – Community Room*
- *Peer Support Network – Volunteers*
- *Employment assessment, training and support*
- *Preventative Health Education & Services*
- *Tenant Council Liaisons*
- *Money Management*

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, Homebuyer Planner, 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. 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. To date we have had 15 residents attend this program. Ten of these residents have found gainful employment. This will be an on-going program that will continue to foster self-sufficiency to our clients. We have also implemented a Mental Health Worker Program with Middlesex Community College. This program is designed in the same format as the Work Readiness Program. 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
- Latin Roots
- UMASS/Lowell
- Latino Connection

- Boy's & Girl's Club of Greater Lowell

Currently the FSS Section 8 Program has 30 participants. Over the past year we have had 6 successful graduates from the program. Three of those graduates went on to become first time homebuyers. All six graduates received final escrows ranging from \$3,000 to \$33,000. One current FSS participant graduated from UMASS/Lowell with a bachelor's degree in criminal justice. The FSS program is in the process of preparing many more Section 8 participants to utilize their vouchers to purchase homes.

The Youth Activities Program is currently in a transitional phase. We are partnering with UMASS/Lowell, Middlesex Community College, and Latin Roots to create a program that has more of an educational and cultural theme. We will continue to make programs fun for the kids but we also want to foster the importance of culture and education. We will utilize evaluation tools in order to monitor our progress. Each month of the year will have a special theme and the programming will be conducted around that theme.

The Transitional Housing Program has facilitated the progress of many families this year. The Transitional Housing Program is an innovative program prompted by the urgency in alternative means of combating homelessness in a cost effective manner. Such programs are integral in reducing the need for emergency shelter and guiding families into permanent housing. Ten pioneering families entered the program in the first year, with two more added early in 2005. With a total operating capacity of 12 units at any given time, the LHATHP program has largely run at 100%.

Homeownership Program

The FSS Department of the Lowell Housing Authority administers a Homeownership Program. To date, we have seven 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. The FSS Department has a good working relationship with the Merrimack Valley Housing Partnership in the City of Lowell. We offer all our clients access to this seminar and the housing authority pays for the expense. Our Homebuyer/Planner is the current President of the Merrimack Valley Homeownership Program. 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 is currently building 90 single family homes and 45 duplex homes. The housing authority is conducting housing lotteries for 36 of these homes. Public Housing residents and Housing Choice Voucher participants have a preference for these homes. The FSS Department also offers post purchase counseling for

all of our clients.. New homeowners are assisted with 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 coordinates continuous screenings of applicants for admission to the Low Rent Public Housing Program and the Section 8 Tenant Based, Project Based and Mainstream Programs. Our staff has been trained in effective screening methods and we have implemented procedures to ensure compliance with Federal Regulations. In 2006, we implemented a new computer software program to expand our efficiency in the application process. We strive to maintain an adequate number of approved applicants for vacancies at all developments and for new Voucher issuances.

Division of Leased Housing

Section 8 Housing Choice Voucher Program

In 2006, the Division of Public and Leased Housing Programs maintained success in the administration of the Section 8 Housing Choice Voucher Program. Our agency administers a total of 1246 Vouchers through the Section 8 Housing Choice Voucher Program, Section 8 Enhanced Voucher Program, Section 8 Mainstream Program and the Section 8 Project Based Program. Staff members have been trained at length and have a strong knowledge of the specific regulations pertaining to each of these programs.

In 2006, we added twenty nine new units to our Section 8 Project Based Program portfolio bringing our total number of units to sixty three. These new units include six new three bedroom apartments located in duplexes constructed at the former Julian D. Steele housing site. In addition, we have added two new Section 8 homeowners to our program. To date, there are seven homeowners under contract and that number will increase in 2007.

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, 2006 is 93%. 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 2007.

Facilities Management Programs

Facilities Maintenance

Mass 1-1 North Common Village

524 apartments inspected

Security Cameras were installed throughout the development resulting in significant reduction of illegal activity.

Walkways, foundations, railings and canopies were all repaired and painted.

Commencement of installation of new heating system.

Mass 1-2 George Flanagan

During the past year with the assistance of the rehab crew 10 new kitchens were installed.

A new Tenant council was elected in October 2006 Members are

President Mariano Centeno

Vice-President Michelle Duclos

Treasurer Colleen McNulty

Secretary Pamela Miller

Mass 1-3 Bishop Markham Village

Purchased drapes for the Community Room at 198 South Street.

Replaced A/C's in two of our Community Rooms.

Installed much needed ventilation equipment in the basement of 227 Gorham Street.

Removed all old chain link fencing.

Painted all rod iron fencing in front of each building.

Painted exterior doors at each building.

The parking lots were paved and lines repainted.

Installed a very attractive stamp driveway between 130 & 174 South Street.

Several trees were removed others were trimmed.

The landscaping was completed including the bark mulch and planting of new shrubs.

Installed several new benches and picnic tables at 145, 183 & 227 Gorham Street.

Mass 1-4 Lawrence and Faulkner Street

All buildings exteriors were painted.

Mass 1-5 Father Norton Manor/

Installation of new Security Cameras commenced.

Completion of modernization work in interior hallways and entranceways, apartment doors, sprinkler system, lobbies, and parking areas.

Mass 1-6 Dewey Archambault Towers

Painting of occupied units.

Mass 1-7 Harold Hartwell Court

New fences were installed in different areas of complex for security and curb appeal.

Parking lot spaces have been repainted and as well as guardrails.

Mass 1-11 Francis Gatehouse

Re-surfacing of front walkway.

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

Rehab crew completed the renovation of 17 units on Franklin, Fletcher, Chapel and Central Streets.

Rehab crew is currently renovating Branch and Gorham St.

Major reconstruction of parking lot and sidewalks were completed at Lincoln St.

Capital Improvements

Capital Improvements completed over the last year:

The following is a list of accomplishments for fiscal year ending 9/30/06.

- Completed mode work at MA 1-5 interior hallways and entrance ways. Carpet, apartment doors, sprinkler system, lobbies, parking areas.
- Completed installation of CO detectors throughout LHA.
- Repaired walks at MA 1-1 and MA 1-2 using forced labor staff.
- Painted occupied units at MA 1-6, 1-11, 1-5, and MA 1-3.
- Started installing security cameras at MA 1-1 and MA 1-5.
- Completed rehab of 6 units at 44-46 Franklin Street.
- Completed rehab of 2 units at 162-164 Branch Street.
- Replaced roof at 237 Pleasant Street, Site #3 State funds.
- Awarded contract to Associated Elevator to completely rehab 2 elevators at MA 1-6
- Completed landscaping contract at MA 1-3.
- Continued negotiations on ESCO contract.
- Resurfaced parking lot and walkways at Lincoln Street.

- Installed new fence at central storage area.
- Started repairs to canopies at MA 1-1.
- Purchased one new bobcat, one new dump truck, and one new utility vehicle.
- Started drawings for landscaping improvements at MA 1-1.
- Awarded new maintenance contract for elevator service (3 year contract).
- Replaced under ground soil line at 562 Market Street. Used contractor to complete work.
- Installed new steps at MA 1-11. Three units with walkout sliders. Used forced labor staff.
- Resurfaced front walk at MA 1-11 – used contractor.
- Built new shed at Hildreth Street for storage of equipment. Used forced labor staff.
- Installed new boiler at Roosevelt Place. Used LHA staff.
- Entered contract for purchase of natural gas with Power Options.
- Painted exterior of 7 buildings at Faulkner Street, MA 1-4. Used forced labor staff.

Attachment L: 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 M:
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 N: Revisions to Administrative Plan for Low Rent Public Housing [ACOP]

The Administrative Plan for the Low Rent Public Housing Program, dated 2001 is amended by its complete replacement.

The new Administrative Plan is attached separately and is submitted to HUD separately.