

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

---

# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2008**

**PHA Name:**

**WAYLAND HOUSING AUTHORITY**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

### Streamlined Annual PHA Plan Agency Identification

**PHA Name:** WAYLAND HOUSING AUTHORITY    **PHA Number:** MA101

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2008

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units:                      Number of S8 units:                      Number of public housing units:  
Number of S8 units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: BRIAN BOGGIA    Phone: 508-655-6310  
TDD: 508-655-6310    Email (if available): BBOGGIA@WAYLANDHOUSING.COM

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

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

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

Main business office of the PHA     PHA development management offices

Other (list below)

## Streamlined Annual PHA Plan

### Fiscal Year 20

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs  5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> NAME			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

### **B. Site-Based Waiting Lists – Coming Year**

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year?<sup>2</sup>
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

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

**A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: 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:
5.  Yes  No: 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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) COMMONWELATH OF MASS.

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

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

### **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	infestation).	
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## 8. Capital Fund Program Five-Year Action Plan

<b>PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT</b>					
<b>CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR</b>					
PHA:	<b>WAYLAND HOUSING AUTHORITY</b>	GRANT TYPE AND NUMBER		<b>MA06-P101-501-06</b>	FEDERAL FY OF
		CAPITAL FUND PROGRAM:		<b>FY 2006</b>	<b>GRANT 2006</b>
___	ORIGINAL ANNUAL STATEMENT	__X__ REVISED ANNUAL STATEMENT NUMBER		__1__	
___	PERFORMANCE & EVALUATION REPORT FOR THE PERIOD ENDING	9/30/2007			
___	RESERVES FOR DIASTERS/EMERGENCIES	___ FINAL PERFORMANCE & EVALUATION REPORT			
LINE	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
NO		ORIGINAL	REVISION	OBLIGATED	EXPENDED
1	TOTAL NON-CFP FUNDS				
2	1406 OPERATIONS	\$ -	\$ 16,671.00	\$ 16,671.00	\$ 16,671.00
3	1408 MANAGEMENT IMPROVEMENTS	\$ -	\$ -		
4	1410 ADMINISTRATION	\$ 2,000.00	\$ 1,050.00		
5	1411 AUDIT	\$ -	\$ -		
6	1415 LIQUIDATED DAMAGES	\$ -	\$ -		
7	1430 FEES AND COSTS	\$ 3,476.00	\$ 10,350.00		
8	1440 SITE ACQUISITION	\$ -	\$ -		
9	1450 SITE IMPROVEMENTS		\$ -		
10	1460 DWELLING STRUCTURES	\$ 100,000.00	\$ 77,405.00		
11	1465.1 DWELLING EQUIPMENT - NONEXPENDABLE	\$ -	\$ -		
12	1470 NONDWELLING STRUCTURES	\$ -	\$ -		
13	1475 NONDWELLING EQUIPMENT	\$ -	\$ -	\$ -	\$ -
14	1485 DEMOLITION	\$ -	\$ -	\$ -	\$ -
15	1490 REPLACEMENT RESERVE	\$ -	\$ -	\$ -	\$ -
16	1492 MOVING TO WORK DEMONSTRATION	\$ -	\$ -	\$ -	\$ -
17	1495.1 RELOCATION COSTS	\$ -	\$ -	\$ -	\$ -
18	1498 MOD USED FOR DEVELOPMENT	\$ -	\$ -	\$ -	\$ -
19	1502 CONTINGENCY	\$ -	\$ -	\$ -	\$ -
20	<b>AMOUNT OF ANNUAL GRANT: (SUM LINES 2 TO 19 )</b>	<b>\$ 105,476.00</b>	<b>\$ 105,476.00</b>	<b>\$ 16,671.00</b>	<b>\$ 16,671.00</b>
21	AMOUNT OF LINE 20 RELATED TO LBP ACTIVITIES	\$ -	\$ -	\$ -	\$ -
22	AMOUNT OF LINE 20 RELATED TO SECT 504 COMPLIANCE	\$ -	\$ -	\$ -	\$ -
23	AMOUNT OF LINE 20 RELATED TO SECURITY	\$ -	\$ -	\$ -	\$ -
24	AMOUNT OF LINE 20 RELATED TO ENERGY CONSERVATION	\$ -	\$ -	\$ -	\$ -

## 8. Capital Fund Program Five-Year Action Plan

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT								
CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR								
PART 2: SUPPORT PAGES FOR BUDGET			9/30/2007					
PHA NAME	WAYLAND HOUSING AUTHORITY		GRANT TYPE & NUMBER		MA06-P101-501-06		FEDERAL FY OF	
			CAPITAL FUND PROGRAM#		FY 2006		GRANT 2006	
DEVELOPMENT NUMBER	GENERAL DESCRIPTION OF MAJOR WORK CATEGORIES	DEV. ACCOUNT NUMBER	QUANTITY	TOTAL ESTIMATED COST		TOTAL ACTUAL COST		STATUS OF PROPOSED WORK
NAME/HA WIDE ACTIVITIES				ORIGINAL	REVISED	FUNDS OBLIGATED	FUNDS EXPENDED	
HA WIDE	OPERATIONS FUNDING	1406		\$ -	\$ 16,671.00	\$ 16,671.00	\$ 16,671.00	DONE
HA WIDE HA WIDE	ADMINISTRATIVE COST FOR MGMT & ACCOUNTING OVERSIGHT OF GRANT	1410		\$ 2,000.00	\$ 1,050.00	\$ -	\$ -	
MA 101-002	A & E FEES & COSTS 132 COMM	1430		\$ 3,476.00	\$ 10,350.00	\$ -	\$ -	
MA 101-005	FIRE SPRINKER SYSTEM			\$ 100,000.00				
MA 101-002	DEVOLITION OF 222 CARRIAGE SHED	1460			\$ 12,705.00			
MA 101-002	HEATING SYSTEM REPLACEMENT	1460			\$ 4,000.00			
MA 101-002	INTERIOR FLOORS R/R	1460			\$ 18,000.00	\$ -	\$ -	
MA 101-002	EXTERIOR SIDING R/R	1460			\$ 15,700.00			
MA 101-002	EXTERIOR WALKWAYS R/R	1460			\$ 15,800.00			
MA 101-002	WINDOW R/R	1460			\$ 7,600.00	\$ -	\$ -	
MA 101-005	WINDOW R/R	1460			\$ 3,600.00			
<b>GRAND TOTALS</b>				<b>\$ 105,476.00</b>	<b>\$ 105,476.00</b>	<b>\$ 16,671.00</b>	<b>\$ 16,671.00</b>	

**8. Capital Fund Program Five-Year Action Plan**

<b>PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT</b>						
<b>CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR</b>						
<b>PART 3: IMPLEMENTATION SCHEDULE - BUDGET</b>						<b>9/30/2007</b>
<b>PHA NAME</b>	<b>WAYLAND HOUSING AUTHORITY</b>			<b>GRANT TYPE AND NUMBER</b>		<b>MA06-P101-501-06</b>
				<b>CAPITAL FUND PROGRAM:</b>		<b>FY 2006</b>
				<b>FEDERAL FISCAL YEAR OF THE GRANT</b>		<b>FY 2006</b>
<b>DEVELOPMENT NUMBER</b>	<b>ALL FUNDS OBLIGATED ( QUARTER ENDING DATE )</b>			<b>ALL FUNDS EXPENDED ( QUARTER ENDING DATE )</b>		<b>REASON FOR REVISED TARGET DATES</b>
<b>NAME/HA WIDE</b>	<b>ORIGINAL</b>	<b>REVISED</b>	<b>ACTUAL</b>	<b>ORIGINAL</b>	<b>REVISED</b>	<b>ACTUAL</b>
<b>MA101-C</b>	<b>7/17/2008</b>			<b>7/14/1010</b>		

## 8. Capital Fund Program Five-Year Action Plan

PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT					
CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR					
PHA:	WAYLAND HOUSING AUTHORITY	GRANT TYPE AND NUMBER		MA06-P101-501-07	FEDERAL FY OF
		CAPITAL FUND PROGRAM:		FY 2007	GRANT 2007
<input checked="" type="checkbox"/> ORIGINAL ANNUAL STATEMENT		<input type="checkbox"/> REVISED ANNUAL STATEMENT NUMBER			
<input type="checkbox"/> PERFORMANCE & EVALUATION REPORT FOR THE PERIOD ENDING			9/30/2007		
<input type="checkbox"/> RESERVES FOR DIASTERS/EMERGENCIES		<input type="checkbox"/> FINAL PERFORMANCE & EVALUATION REPORT			
LINE	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
NO		ORIGINAL	REVISION	OBLIGATED	EXPENDED
1	TOTAL NON-CFP FUNDS				
2	1406 OPERATIONS	\$ -	\$ 5,000.00	\$ -	\$ -
3	1408 MANAGEMENT IMPROVEMENTS	\$ -	\$ -		
4	1410 ADMINISTRATION	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -
5	1411 AUDIT	\$ -	\$ -		
6	1415 LIQUIDATED DAMAGES	\$ -	\$ -		
7	1430 FEES AND COSTS	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
8	1440 SITE ACQUISITION	\$ -	\$ -		
9	1450 SITE IMPROVEMENTS		\$ 10,000.00		
10	1460 DWELLING STRUCTURES	\$ 91,933.00	\$ 76,933.00	\$ -	\$ -
11	1465.1 DWELLING EQUIPMENT - NONEXPENDABLE	\$ -	\$ -		
12	1470 NONDWELLING STRUCTURES	\$ -	\$ -		
13	1475 NONDWELLING EQUIPMENT	\$ -	\$ -	\$ -	\$ -
14	1485 DEMOLITION	\$ -	\$ -	\$ -	\$ -
15	1490 REPLACEMENT RESERVE	\$ -	\$ -	\$ -	\$ -
16	1492 MOVING TO WORK DEMONSTRATION	\$ -	\$ -	\$ -	\$ -
17	1495.1 RELOCATION COSTS	\$ -	\$ -	\$ -	\$ -
18	1498 MOD USED FOR DEVELOPMENT	\$ -	\$ -	\$ -	\$ -
19	1502 CONTINGENCY	\$ -	\$ -	\$ -	\$ -
20	<b>AMOUNT OF ANNUAL GRANT: (SUM LINES 2 TO 19)</b>	<b>\$ 103,933.00</b>	<b>\$ 103,933.00</b>	<b>\$ -</b>	<b>\$ -</b>
21	AMOUNT OF LINE 20 RELATED TO LBP ACTIVITIES	\$ -	\$ -	\$ -	\$ -
22	AMOUNT OF LINE 20 RELATED TO SECT 504 COMPLIANCE	\$ -	\$ -	\$ -	\$ -
23	AMOUNT OF LINE 20 RELATED TO SECURITY	\$ -	\$ -	\$ -	\$ -
24	AMOUNT OF LINE 20 RELATED TO ENERGY CONSERVATION	\$ -	\$ -	\$ -	\$ -

## 8. Capital Fund Program Five-Year Action Plan

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT								
CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR								
PART 2: SUPPORT PAGES FOR BUDGET			9/30/2007					
PHANAME	WAYLAND HOUSING AUTHORITY		GRANT TYPE & NUMBER		MA06-P101-501-07		FEDERAL FY OF	
			CAPITAL FUND PROGRAM #		FY 2007		GRANT 2007	
DEVELOPMENT NUMBER	GENERAL DESCRIPTION OF MAJOR WORK CATEGORIES	DEV. ACCOUNT NUMBER	QUANTITY	TOTAL ESTIMATED COST		TOTAL ACTUAL COST		STATUS OF PROPOSED WORK
NAME/HA WIDE ACTIVITIES				ORIGINAL	REVISED	FUNDS OBLIGATED	FUNDS EXPENDED	
HA WIDE	OPERATIONS FUNDING	1406		\$ -	\$ 5,000.00	\$ -	\$ -	
HA WIDE	ADMINISTRATIVE COST FOR MGMT & ACCOUNTING OVERSIGHT OF GRANT	1410		\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
MA 101-005	A & E FEES & COSTS	1430		\$ 10,000.00	\$ 3,000.00			
MA 101-005	FIRE SAFETY EQUIPMENT CVA	1460		\$ 91,933.00				
MA 101-002	WALKWAYS R/R	1450			\$ 10,000.00			
MA 101-002	132 COMM ROAD CONVERSION	1460			\$ 21,933.00			
MA 101-002	INSTALL LOW FLOW TOILETS	1460			\$ 12,000.00			
MA 101-002	LIGHTING FISSURE UPGRADE	1460			\$ 4,000.00			
MA 101-002	PROGRAMMABLE THERMOSTATS	1460			\$ 3,000.00			
MA 101-005	INSTALL LOW FLOW TOILETS	1460			\$ 25,000.00			
MA 101-005	MASONRY REPAIRS	1460			\$ 5,000.00	\$ -	\$ -	
MA 101-005	CLOTHES DRYER FUEL CONVERSION	1460			\$ 3,000.00			
MA 101-005	PROGRAMMABLE THERMOSTATS	1460			\$ 10,000.00			
<b>GRAND TOTALS</b>				<b>\$ 103,933.00</b>	<b>\$ 103,933.00</b>	<b>\$ -</b>	<b>\$ -</b>	

## 8. Capital Fund Program Five-Year Action Plan

PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT							
CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR							
PART 3: IMPLEMENTATION SCHEDULE - BUDGET						9/30/2007	
PHA NAME	WAYLAND HOUSING AUTHORITY			GRANT TYPE AND NUMBER			MA06-P101-501-07
				CAPITAL FUND PROGRAM:			FY 2007
				FEDERAL FISCAL YEAR OF THE GRANT			FY 2007
DEVELOPMENT NUMBER	ALL FUNDS OBLIGATED ( QUARTER ENDING DATE )			ALL FUNDS EXPENDED ( QUARTER ENDING DATE )			REASON FOR REVISED TARGET DATES
NAME/HA WIDE	ORIGINAL	REVISED	ACTUAL	ORIGINAL	REVISED	ACTUAL	
MA101-C	06/30/09	09/12/09		06/30/11	09/12/09		

## 8. Capital Fund Program Five-Year Action Plan

<b>PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT</b>					
<b>CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR</b>					
<b>PHA:</b>	<b>WAYLAND HOUSING AUTHORITY</b>	<b>GRANT TYPE AND NUMBER</b>		<b>MA06-P101-501-</b>	<b>FEDERAL FY OF</b>
		<b>CAPITAL FUND PROGRAM:</b>		<b>FY 2008</b>	<b>GRANT 2008</b>
<input checked="" type="checkbox"/> ORIGINAL ANNUAL STATEMENT		<input type="checkbox"/> REVISED ANNUAL STATEMENT NUMBER 1			
<input type="checkbox"/> PERFORMANCE & EVALUATION REPORT FOR THE PERIOD ENDING			<b>12/31/2008</b>		
<input type="checkbox"/> RESERVES FOR DIASTERS/EMERGENCIES		<input type="checkbox"/> FINAL PERFORMANCE & EVALUATION REPORT			
<b>LINE NO</b>	<b>SUMMARY BY DEVELOPMENT ACCOUNT</b>	<b>TOTAL ESTIMATED COST</b>		<b>TOTAL ACTUAL COST</b>	
		<b>ORIGINAL</b>	<b>REVISION</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1	TOTAL NON-CFP FUNDS				
2	1406 OPERATIONS	\$ -	\$ -	\$ -	\$ -
3	1408 MANAGEMENT IMPROVEMENTS	\$ 21,158.00	\$ -		
4	1410 ADMINISTRATION	\$ 10,579.00			
5	1411 AUDIT	\$ -	\$ -		
6	1415 LIQUIDATED DAMAGES	\$ -	\$ -		
7	1430 FEES AND COSTS		\$ -		
8	1440 SITE ACQUISITION	\$ -	\$ -		
9	1450 SITE IMPROVEMENTS		\$ -		
10	1460 DWELLING STRUCTURES	\$ 74,053.00			
11	1465.1 DWELLING EQUIPMENT - NONEXPENDABLE	\$ -	\$ -		
12	1470 NONDWELLING STRUCTURES	\$ -	\$ -		
13	1475 NONDWELLING EQUIPMENT	\$ -	\$ -	\$ -	\$ -
14	1485 DEMOLITION	\$ -	\$ -	\$ -	\$ -
15	1490 REPLACEMENT RESERVE	\$ -	\$ -	\$ -	\$ -
16	1492 MOVING TO WORK DEMONSTRATION	\$ -	\$ -	\$ -	\$ -
17	1495.1 RELOCATION COSTS	\$ -	\$ -	\$ -	\$ -
18	1498 MOD USED FOR DEVELOPMENT	\$ -	\$ -	\$ -	\$ -
19	1502 CONTINGENCY	\$ -	\$ -	\$ -	\$ -
20	<b>AMOUNT OF ANNUAL GRANT: (SUM LINES 2 TO 19 )</b>	<b>\$ 105,790.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
21	AMOUNT OF LINE 20 RELATED TO LBP ACTIVITIES	\$ -	\$ -	\$ -	\$ -
22	AMOUNT OF LINE 20 RELATED TO SECT 504 COMPLIANCE	\$ -	\$ -	\$ -	\$ -
23	AMOUNT OF LINE 20 RELATED TO SECURITY	\$ -	\$ -	\$ -	\$ -
24	AMOUNT OF LINE 20 RELATED TO ENERGY CONSERVATION	\$ -	\$ -	\$ -	\$ -

**8. Capital Fund Program Five-Year Action Plan**

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT								
CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR								
PART 2: SUPPORT PAGES FOR BUDGET			12/31/2008					
PHA NAME	WAYLAND HOUSING AUTHORITY		GRANT TYPE & NUMBER		MA06-P101-501-08		FEDERAL FY OF	
			CAPITAL FUND PROGRAM #		FY 2008		GRANT 2008	
DEVELOPMENT NUMBER	GENERAL DESCRIPTION OF MAJOR WORK CATEGORIES	DEV. ACCT. NUMBER	QUANTITY	TOTAL ESTIMATED COST		TOTAL ACTUAL COST		STATUS OF PROPOSED WORK
NAME/HA WIDE ACTIVITIES				ORIGINAL	REVISED	FUNDS OBLIGATED	FUNDS EXPENDED	
HA WIDE	MANAGEMENT IMPROVEMENTS	1408		\$ 21,158.00	\$ -			
HA WIDE	ADMINISTRATIVE COST FOR MGMT & ACCOUNTING OVERSIGHT OF GRANT	1410		\$ 10,579.00				
MA 101-005	A & E FEES & COSTS	1430						
MA 101-002	WINDOW SYSTEM RENOVATIONS COCHITUATE VILLAGE APARTMENTS	1460						
MA 101-005	FIRE SAFETY EQUIPMENT COCHITUATE VILLAGE APARTMENTS	1460		\$ 74,053.00				
<b>GRAND TOTALS</b>				<b>\$ 105,790.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**8. Capital Fund Program Five-Year Action Plan**

<b>PART I: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT</b>							
<b>CAPITAL FUND PROGRAM AND CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR</b>							
<b>PART 3: IMPLEMENTATION SCHEDULE - BUDGET</b>						12/31/2008	
PHA NAME	WAYLAND HOUSING AUTHORITY			GRANT TYPE AND NUMBER		MA06-P101-501-08	
				CAPITAL FUND PROGRAM:		FY 2008	
				FEDERAL FISCAL YEAR OF THE GRANT		FY 2008	
DEVELOPMENT	ALL FUNDS OBLIGATED			ALL FUNDS EXPENDED		REASON FOR REVISED TARGET DATES	
NUMBER	( QUARTER ENDING DATE )			( QUARTER ENDING DATE )			
NAME/HA WIDE	ORIGINAL	REVISED	ACTUAL	ORIGINAL	REVISED	ACTUAL	
MA101-C	06/12/10			06/12/12			

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 09 PHA FY: 09	Work Statement for Year 3 FFY Grant: 10 PHA FY: 10	Work Statement for Year 4 FFY Grant: 11 PHA FY: 11	Work Statement for Year 5 FFY Grant: 12 PHA FY: 12
	Annual Statement				
ALL PROGRAMS MA 101C		2,000	2,000	2,000	2,000
FAMILY SCATTERED SITES LIPH MA101-002		48,790	58,790	43,790	43,790
COCHITUATE VILLAGE APARTMENTS MA 101-005		55,000	45,000	60,000	60,000
CFP Funds Listed for 5-year planning		105,790	105,790	105,790	105,790
Replacement Housing Factor Funds					



## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : <u>2011</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2012</u> FFY Grant: 2012 PHA FY: 2012		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
ALL PROGRAMS MA 101C	ADMINISTRATION	2,000	ALL PROGRAMS MA 101C	ADMINISTRATION	2,000
FAMILY SCATTERED STIES LIPH MA101-002	EXTERIOR SIDING/PAINTING	20,000	FAMILY SCATTERED STIES LIPH MA101-002	SITE WORK DRIVEWAY PAVING	19,000
	INTERIOR FLOOR REPLACEMENT	13,790		INTERIOR FLOOR REPLACEMENT	14,790
	ROOF REPLACEMENT	10,000		ROOF REPLACEMENT	10,000
COCHITUATE VILLAGE MA 101-005	CVA FIRE SPRINLERS	30,000	COCHITUATE VILLAGE MA 101-005	CVA FIRE SPRINLERS	30,000
	PARKING LOT R/R	30,000		EXTERIOR MASONRY REPAIR	30,000
Total CFP Estimated Cost		\$ 105,790			\$ 105,790

## **ATTACHMENT A.**

### **IMPLEMENTATION OF THE VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT 2005**

The WHA has initiated the provisions of the VAWA.

- The WHA has adopted the VAWA policy.
- The provisions of the VAWA have been included in the 2007 Section 8 Administrative Plan
- The provisions of the VAWA have been included in the 2007 Admissions and Continued Occupancy Plan
- All tenants of the WHA low-income family and elderly public housing programs have been notified of their rights under VAWA.
- All participants in the WHA Section 8 Housing Choice Voucher Program have been notified of their rights under VAWA.

The Goals of the WHA re to comply with the VAWA by taking the following actions:

- Protecting the safety of victims of domestic violence, dating violence, sexual assault, and stalking who reside in public housing.
- Educate the WHA staff and private landlords on the provisions of VAWA.

**Physical Needs Assessment** U.S. Department of Housing  
 Comprehensive Grant Program (CGP) **and Urban Development**  
 Office of Public and Indian Housing

HA Name <b>WAYLAND HOUSING AUTHORITY</b>				<input checked="" type="checkbox"/> Original Revision #					
Development Number <b>MA101-002, 009</b>		Development Name <b>FAMILY SCATTERED SITES LIPH</b>		DOFA Date or Construction Date					
Development Type	Occupancy Type	Structure Type	Number of Buildings		Number of Vacant Units  <b>92%</b> Total Current Units <b>25</b>				
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	Current Bedroom Distribution						
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	0	0		1	1	2	12
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	3	7		4	4	5	1
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	5+	0					
Section 23. Bond Financed <input type="checkbox"/>									

General Description of Needed Physical Improvements			Urgency of Need (1-5)
	132 COMMONWEALTH ROAD CONVERSION	\$ 35,000	1
	DEMOLITION 222 CARRIAGE SHED	\$ 13,000	1
	HEATING SYSTEM REPLACEMENTS	\$ 20,000	1
	INTERIOR FLOOR REPLACEMENT	\$ 20,000	1
	EXTERIOR SIDING REPAIRS/REPLACEMENT	\$ 60,000	1
	EXTERIOR PAINTING	\$ 20,000	1
	TREE REMOVAL/WORK	\$ 30,000	1
	WALKWAYS REPAIR/REPLACE	\$ 30,000	1
ECM	WINDOWS AND DOORS REPLACEMENTS	\$ 25,000	2
	REPLACE TOILETS	\$ 12,000	3
ECM	LIGHTING FIXTURE UPGRADE	\$ 5,000	3
ECM	PROGRAMMABLE THERMOSTATS-SPACE HEATING SYST	\$ 3,000	3
	EXTERIOR ROOF REPLACEMENT	\$ 60,000	3
	MASONRY REPAIRS/REPOINTING BRICK	\$ 30,000	3
	PARKING/DRIVEWAYS REPAIRS/REPAVE	\$ 35,000	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$	\$ 398,000
Per Unit Hard Cost	\$	\$ 15,920
Physical Improvements Will Result in Structural System Soundness at a Reasonable Cost Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared		<b>4/18/2008</b>



