

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

PHA Plans

5 Year Plan for Fiscal Years **2008 - 2012**

Annual Plan for Fiscal Year **2008**

(10/01/2008 – 09/30/2009)

NASHUA HOUSING AUTHORITY

NH 002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Nashua Housing Authority

PHA Number: NH002

PHA Fiscal Year Beginning: 10/2008

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: *The Nashua Housing Authority is committed to providing excellence in the management of the Authority by providing quality affordable housing and programs that empower residents to achieve upward mobility as originally intended under the Public Housing Program.*

B. Goals

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

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score: 86)
 - Improve voucher management: (SEMAP score: 97 in FY 2007)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Apply for tax credits or other type funding to provide the capital for additional physical improvements to the housing inventory

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program
 - Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists
 - Convert public housing to vouchers (**NHA will consider this activity during the fiscal year**)
 - Other: (list below)

Will consider seeking Moving to Work Initiative

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:

The Nashua Housing Authority is working cooperatively with the Nashua Police Department to provide increased patrolling of public housing developments and improved response to developments by officers.

 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

The Housing Authority will consider the possibility of designating part of the housing inventory as elderly only and/or disabled only.

 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families.
 - Provide or attract supportive services to improve assistance recipients' employability.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives:

Residents of the NHA noted on the annual PHAS resident surveys that their neighborhood appearances need improvement. The NHA will be strictly enforcing lease regulations within family developments regarding the upkeep of yard areas and issuing citations to residents found in non-compliance. In accordance with the NHA Residential Lease, residents will be subject to a graduated scale of charges for the removal of debris and rubbish when Maintenance staff are sent to clean yard areas, if not removed by the resident after receiving a yard citation to remove the debris and rubbish. NHA Public Housing management will plan Spring Clean-Up events at family developments and encourage residents to become involved with this process.

Annual PHA Plan
PHA Fiscal Year 2008
[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 Nashua Housing Authority (NHA) compiled its Annual Plan in accordance with the Quality Housing Work Responsibility Act (QHWRA) of 1998, Section 511, and guidance provided by the U. S. Department of Housing and Urban Development (HUD) during the past year.

The NHA Board of Commissioners prescribed the Authority's Mission Statement in 1987. The Mission Statement sets the Authority's goals and objectives. The Resident Advisory Board (RAB) has reviewed the goals and objectives.

The RAB was formed by the Authority's soliciting participation from all public housing and Section 8 households. A new RAB was selected to serve. Both subsidized programs are represented. The NHA will always invite the Resident Commissioner to participate on the RAB.

NHA has developed new policies related to occupancy. These include the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan.

NHA has filed an application for the FHA 203(b) Program. This program will facilitate NHA in the identification of assistance needed by families in danger of home foreclosure. Assistance may include, but is not limited to, education, credit counseling, etc.

The Nashua Housing Authority will continue to provide housing that is decent, safe, sanitary and in good repair. At the same time we must also be responsive to housing needs of the jurisdiction yet strive to be competitive with the local market for amenities and services. We will continue to provide safe and affordable housing to as many of our jurisdiction's extremely low-, very low- and low-income residents as is possible.

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:

- Admissions Policy for Deconcentration
- FY 2008** Capital Fund Program Annual Statement - **Attachment A**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Capital Fund Program **5 Year** Action Plan – **Attachment B**
- Capital Fund Program **FFY 2007** P & E Report – **Attachment C**
- Capital Fund Program **FFY 2006** P & E Report – **Attachment D**
- Capital Fund Program **FFY 2005** P & E Report – **Final** – **Attachment E**

- Public Housing Drug Elimination Program (PHDEP) Plan (**Not Applicable**)
- PHA Management Organizational Chart – **Attachment F**
- Comments of Resident Advisory Board or Boards – **Attachment G**
- Other (List below, providing each attachment name)

- Resident Membership of the PHA Governing Board - **Attachment H**

- Membership of the Resident Advisory Board - **Attachment I**

- Statement of Progress in Meeting Mission Statement, Goals and Objectives –
Attachment J

- Implementation of Community Service Requirements – **Attachment K**

- Pet Policy Statement – **Attachment L**

- Violence Against Women Act (VAWA) Report – **Attachment M**

- Analysis of Impediments – **Attachment N**

- Deconcentration – **Attachment O**

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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies
X	2. Documentation of the required deconcentration and income mixing analysis	
X	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
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 rent determination (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 infestation)	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 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
X	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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 of Families in the Jurisdiction by Family Type							
Family Type	Overall 1	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,204	5	5	3	4	4	5
Income >30% but <=50% of AMI	1,863	5	5	3	3	4	5
Income >50% but <80% of AMI	937	3	3	3	3	4	5
Elderly	1,289	5	5	3	4	4	5
Families with Disabilities	1,244	5	5	3	5	4	5
Race/Ethnicity White/Non-Hisp.	4,255	5	5	3	3	4	5
Race/Ethnicity Black/Non-Hisp.	145	5	5	3	3	4	5
Race/Ethnicity Hispanic	634	5	5	3	3	4	5
Race/Ethnicity Asian/non-Hisp	220	5	5	3	3	4	5

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:
- 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.

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> 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	1175		140
Extremely low income <=30% AMI	1024	87.1	
Very low income (>30% but <=50% AMI)	134	11.4	
Low income (>50% but <80% AMI)	17	1.5	
Families with children	363	30.9	
Elderly families	142	12.1	
Families with Disabilities	332	28.2	
Race/ethnicity white	1064	90.5	
Race/ethnicity black	80	6.8	
Race/ethnicity Hispanic	252	21.4	
Race/ethnicity Other	31	2.6	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)			
1BR + 0 BR	595	50.6	73
2 BR	411	35	17
3 BR	151	12.9	35
4 BR	15	1.3	14
5 BR	3	.2	1
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? X 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			

Housing Needs of Families on the Waiting List (SECTION 8)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> 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	1946		76
Extremely low income <=30% AMI	1727	88.7	
Very low income (>30% but <=50% AMI)	215	11.0	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	793	40.7	
Elderly families	167	8.9	
Families with Disabilities	643	33.0	
Race/ethnicity white	1776	91.3	
Race/ethnicity black	118	6.1	

Housing Needs of Families on the Waiting List (SECTION 8)			
Race/ethnicity Hispanic	481	24.7	
Race/ethnicity Other	52	2.7	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
The Housing Authority will consider the possibility of seeking designation of some developments as elderly only
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
The Housing Authority will consider the possibility of seeking designation of some developments as disabled only
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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 2008 grants)		
a) Public Housing Operating Fund	1,653,847	
b) Public Housing Capital Fund CF 08	923,915	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,599,618	
f) Resident Opportunity and Self-Sufficiency Grants	35,000	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Shelter + Care	18,000	HCVP
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2006 CFP	643,049	PH Mod
2007 CFP	915,534	
3. Public Housing Dwelling Rental Income	2,301,350	Operations
4. Other income (list below)		
Interest income	53,700	PH Operations
Non dwelling rental income	10,800	PH Operations
Roof top rental, laundry comm..	58,960	PH Operations
5. Non-federal sources (list below)		
Total resources	14,213,773	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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: **(Predicated on projected vacancies)**
- When families are within a certain time of being offered a unit: **(Predicated on projected vacancies)**
- 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)

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)

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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

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

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (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: **One vacancy out of every five is offered for transfer.**

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 – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

1 Involuntary Displacement – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source – **Resident Handbook**

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 - *Not Applicable*

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
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- 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 affirmative 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
- 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:

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)

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

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

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

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

- Criminal or drug-related activity
 Other (describe below)

Present landlord address, with signed participant's release. Landlord may review family's file upon request with family's release.

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The rental community in Nashua, along with surrounding communities, is fairly saturated at this time. The NHA requires participants to report back to the NHA with a written search sheet showing they have made good faith efforts to obtain housing. NHA also allows extensions as a reasonable accommodation for families with disabilities. Up to two 30-day extensions may be granted.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

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

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 – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)
- 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.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 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)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Notices are mailed to prospective applicants and special interest groups pertinent to the targeted assistance.

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- 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) **\$200 per month**
- Other (list below) **(Should residents experience a decrease in income they are encouraged to report this to the NHA at the time of the decrease to allow for a reduction in 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?

(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: **Payment Standards**

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.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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)

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.
- A brief description of the management structure and organization of the PHA follows:

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
Public Housing	662	140
Section 8 Vouchers	853	76
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	SRO – 40 FSS – 6	4 0
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	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.

(1) Public Housing Maintenance and Management: (list below)

Bylaws; Public Housing Admissions & Continued Occupancy Policy, including the Residential Lease Agreement; Grievance Procedure; Maintenance Procedures; Pet Policy; Security Deposit Policy; Transfer Policy, Fair Housing and Equal Opportunity/Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug-free Workplace; Temporary Alternate Duty Policy.

(2) Section 8 Management: (list below)

Section 8 Administrative Plan; Family Self-Sufficiency Action Plan; Equal Opportunity Plan; Rent Reasonableness Procedure; Fair Housing & Equal Opportunity/Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug-free Workplace; Temporary Alternate Duty Policy.

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 Attachment (state name) **Attachment A**

-or-

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

(2) Optional 5-Year Action Plan

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 B**

-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: **The Housing Authority may apply for NH002-6, Bronstein Apts.**

- 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:
Considering, but unknown at this time

- 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:
Considering, but unknown at this time

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: NH 002-6
1b. Development (project) number: Bronstein Apartments
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" 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, submitted, or <i>planned</i> for submission: <u>(DD/MM/YY) To be determined</u>
5. Number of units affected: 48
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: To be determined b. Projected end date of activity: To be determined

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.)

NHA is researching its options for designation of various developments. Application(s) for designation are targeted for Fiscal year beginning October 2008

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: Arel Manor	
1b. Development (project) number: NH 2-10	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <i>planned</i> for submission: (by 09/30/09)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 110	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Temple Street Manor	
1b. Development (project) number: NH 2-11	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <i>planned</i> for submission: (by 09/30/09)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 43	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Major Drive	
1b. Development (project) number: NH 2-13	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <i>planned</i> for submission: (by 09/30/09)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 10	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Vagge Village	
1b. Development (project) number: NH 2-2	
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"/>
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 approved, submitted, or <i>planned</i> for submission: (by 09/30/09)	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 50	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Sullivan Terrace North 1b. Development (project) number: NH 2-5
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <i>planned</i> for submission: (by 09/30/09)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected: 96 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Sullivan Terrace South 1b. Development (project) number: NH 2-7
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <i>planned</i> for submission: (by 09/30/09)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 100 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 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application	

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

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.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

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, 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:

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **The NHA submitted a Cooperative Agreement to the Department of Health and Human Services requesting signature. The Department was reluctant to do so stating that their agency already cooperates with the NHA and did not feel the need to sign the Agreement.**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

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 Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: May 2008)
Public Housing	N/A	N/A
Section 8	12	0

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:

NHA will notify all Section 8 participants of the availability of Family Self Sufficiency openings and conduct meetings for interested parties to explain the program regulations and benefits.

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(c) 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.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

- Safety and security survey of residents

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

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

All NHA owned public housing developments

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)

The Nashua Housing Authority (NHA) is working cooperatively with the Nashua Police Department to provide increased patrolling of public housing developments and improved response to developments by officers.

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

All NHA owned public housing developments

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)
 - **Partnership between the NHA and Senior Relations Officer**
 - **Police involvement in coordination of Crime Watch groups**
 - **Partnership between the NHA and POP (Problem Oriented Policing) Unit**

2. Which developments are most affected? (list below)
All NHA owned public housing developments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

(Not Applicable)

- 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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? 2
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)

Developments have been assigned to specific AMPs, with Property Managers assigned to them

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at **Attachment G**
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (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 and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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: **Nashua, New Hampshire**
- 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

Nashua Housing Authority’s initiatives parallel those of the City’s Consolidated Plan: *“development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income” and: “strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for the very low-income and low-income families.”*

- Other: (list below)

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

The City directly or indirectly supports a number of special services to public housing residents, as follows:

- Police Athletic League Programs (in facilities funded by the City)*
- Boys and Girls Club programs*
- Public transportation (including Jobs Access transit)*
- Head Start Programs at Housing Authority sites*
- Economic Opportunity Center of Southern New Hampshire Services*

The City also operates neighborhood improvement programs in areas near public housing.

D. Other Information Required by HUD

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

Definition of Substantial Deviation and Significant Amendment or Modification

The Nashua Housing Authority's definition of Substantial Deviation and Significant Amendment is as follows:

- **Changes to rent or admissions policies or organization of the Wait List.**
- **Additions of non-emergency work items or change in the use of replacement reserve funds.**
- **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Attachments

Use this section to provide any additional attachments referenced in the Plan

All attachments are listed in the Table of Contents

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) Date: 05/16/08
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$ 92,392	\$ -		
3	1408 Management Improvements	\$ 20,000	\$ -		
4	1410 Administration	\$ 92,392	\$ -		
5	1411 Audit	\$ -	\$ -		
6	1415 Liquidated Damages	\$ -	\$ -		
7	1430 Fees and Costs	\$ -	\$ -		
8	1440 Site Acquisition	\$ -	\$ -		
9	1450 Site Improvement	\$ -	\$ -		
10	1460 Dwelling Structures	\$ 525,218	\$ -		
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 120,000	\$ -		
12	1470 Nondwelling Structures	\$ -	\$ -		
13	1475.1 Nondwelling Equipment	\$ -	\$ -		
14	1485 Demolition	\$ -	\$ -		
15	1490 Replacement Reserve	\$ -	\$ -		
16	1492 Moving to Work Demonstration	\$ -	\$ -		
17	1495.1 Relocation Costs	\$ -	\$ -		
18	1499 Development Activities	\$ -	\$ -		
19	1501 Collateralization Expenses or Debt Service	\$ -	\$ -		
20	1502 Contingency	\$ 73,913	\$ -		
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 923,915	\$ -		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 10,000	\$ -		

Annual Statement/Performance and Evaluation Report

05/16/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Discontinuation		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-08 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
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	
NH 2-10 Arel Manor	Replace stoves/refrigerators	1465.1	110 units	120,000				
	Replace bathrooms	1460	110 units	525,218				
	Subtotal			\$ 645,218	\$ -	\$ -	\$ -	
	Contingency (<=8%)	1502		\$ 73,913	\$ -			
	Operations (<=10%)	1406		\$ 92,392	\$ -			
	Management Improvements (<=20%)	1408		\$ 20,000	\$ -			
	Administration (<=10%)	1410						
	Clerk of the Works			\$ 54,880				
	Executive Director			4,100				
	Assistant Executive Director			4,100				
Executive Secretary			4,100					
Accountant			1,400					
Purchasing Coordinator			4,800					
Benefits			19,012					
Subtotal			\$ 92,392	\$ -				

Annual Statement/Performance and Evaluation Report

05/16/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Dis			Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
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	
NH 2-10 E Arel Manor	6/13/2008			9/12/2011			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Nashua Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 7			
Development Number/Name HA-Wide	Year 1 FFY 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
NH 2-1 Maynard Homes		\$0	\$16,000	\$165,000	\$190,000
NH 2-2 Vagge Village		0	0	0	10,000
NH 2-3 Ledge Street		60,000	10,000	0	30,000
NH 2-5 Sullivan Terrace North		0	0	45,000	37,000
NH 2-6 Bronstein		100,000	13,000	248,000	117,800
NH 2-7 Sullivan Terrace South		103,000	0	40,000	32,000
NH 2-10E Arel Manor		390,000	666,000	84,000	407,000
NH 2-10F Lake Street		0	8,000	4,000	5,400
NH 2-10F Fossa Avenue		0	8,000	0	24,000
NH 2-10F Rochette Avenue		0	6,000	0	25,800
NH 2-11 Temple Manor		0	0	69,400	87,800
NH 2-13 100 Major Drive		0	0	30,000	7,000
NH 2-15 Atwood Street		25,000	0	0	38,200
NH 2-15 Whitney Street		0	2,000	0	63,200
NH 2-15 Pine Street		20,000	0	0	33,600
NH 2-16 Fairmount Street		0	0	0	32,000
NH 2-20 Flagstone Drive		0	4,000	8,000	58,000
NH 2-20 Forge Drive		0	20,000	50,000	20,000

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name: Nashua Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 7			
Development Number/Name HA-Wide	Year 1 FFY 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
Physical Improvements Subtotal	Annual Statement	\$704,131	\$704,131	\$704,131	\$1,218,800
Operations		92,392	92,392	92,392	-
Management Improvements		20,000	20,000	20,000	10,000
Administration		92,392	92,392	92,392	86,126
Other		15,000	15,000	15,000	53,337
CFP Funds Listed for 5-year planning		\$923,915	\$923,915	\$923,915	\$1,368,263
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-3 Ledge Street Replace windows	30 units	60,000	NH 2-15 Pine Street Replace windows	6 units	15,000
	NH 2-6 Bronstein Replace windows	48 units	90,000	NH 2-15 Atwood Court Replace windows	7 units	20,000
	NH 2-7 Sullivan Terrace South Siding repairs/replacement Fees and costs-siding	1 bldg	104,000 15,000			
	NH 2-10E Arel Manor Replace windows	1 bldg	400,131			
	Subtotal of Estimated Cost			\$669,131	Total CFP Estimated Cost	
				\$704,131		

Activities for Year 1 FFY: 2008	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010			
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost	
Annual Statement	NH 2-1 Maynard Homes Replace bulkhead doors	10 items	16,000	NH 2-15 Whitney Street Replace bulkhead door	1 item	1,600	
	NH 2-3 Ledge Street Repair sheds	6 sheds	10,000	NH 2-20 Forge Drive Replace bulkhead doors Replace driveways and walkways	16 items 22 items	25,600 100,000	
	NH 2-5 Sullivan Terrace North Repair/replace walkways Resurface parking lot/driveway		50,000 100,000	NH 2-20 Flagstone Drive Replace bulkhead doors Replace driveways and walkways	2 items 4 items	3,200 20,000	
	NH 2-6 Bronstein Replace bulkhead doors	6 items	9,600				
	NH 2-7 Sullivan Terrace South Repair/Replace walkways		50,000				
	NH 2-10 Lake Street, Fossa Avenue, Rochette Avenue Replace stoves and refrigerators	44 items	25,000				
	NH 2-11 Temple Manor Replace kitchens Replace stoves and refrigerators	43 units 86 items	195,000 43,000				
	NH 2-13 100 Major Drive Replace kitchens Replace stoves and refrigerators	10 units 20 items	45,131 10,000				
	Subtotal of Estimated Cost			\$ 553,731	Total CFP Estimated Cost		\$ 704,131

Activities for Year 1 FFY: 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-1 Maynard Homes Replace front/rear doorways, storm doors, frames and thresholds	100 units	165,000	NH 2-10 Lake Street Repair sheds	8 units	4,000
	NH 2-5 Sullivan Terrace North Replace boilers Fees and costs - boilers		351,731 50,000	NH 2-11 Temple Manor Replace common area carpets Upgrade elevator	5000 SF 1	19,400 50,000
	NH 2-10E Arel Manor 504 Compliance-convert for handicap accessible front and back entryways	1 bldg	30,000	NH 2-13 Major Drive 504 Compliance-convert for handicap accessible front and back entryways	1 bldg	30,000
	Install key tag entry system	1 bldg	4,000			
	Subtotal of Estimated Cost		\$600,731	Total CFP Estimated Cost		\$704,131

Activities for Year 1 FFY: 2008	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-1 Maynard Homes			NH 2-7 Sullivan Terrace South		
	Replace exterior sewer pumps and pipelines	12 bldgs.	100,000	Upgrade elevators	2	200,000
	Replace stoves and refrigerators	200 items	100,000	Replace intercom entry system	100 units	10,000
	Replace kitchens and bathrooms	100 units	950,000	Replace roof	1 bldg.	150,000
	Replace roofs	12 bldgs.	250,000	Upgrade interior lighting	9 floors	75,000
	Repoint bricks	12 bldgs.	70,000	Replace boiler / DHW system	1 bldg.	30,000
	Repair and paint soffits, fascias, trim	12 bldgs.	10,000	Replace common area carpeting	9 floors	30,000
	Repair/resurface sidewalks, walkways & parking areas	12 bldgs.	100,000	Paint common areas	9 floors	20,000
	Window replacement	100 units	250,000	Replace fire alarm panel and systems	1 bldg.	20,000
	Replace front/rear doorways, storm doors, frames, thresholds & locks	100 units	250,000	Replace exterior doors	1 bldg.	10,000
	Replace boilers / DHW system	12 bldgs.	200,000	Replace trash compactor	1 item	15,000
	Replace exterior lighting	12 bldgs.	30,000	Replace stoves and refrigerators	202 items	101,000
	Replace mailboxes (cental system)	100 items	20,000	Replace kitchens and bathrooms	100 units	800,000
	Replace playground equipment	3 items	60,000	Replace emergency generator and transfer switch	1 item	50,000
	Replace roof-J. Collins Center	1 bldg.	40,000	Window replacement	100 units	250,000
	Replace boilers-J.Collins Center	1 bldg.	125,000	Repair/replace sprinkler system	1 bldg.	100,000
	NH 2-2 Vagge Village			Replace building envelope	1 bldg.	800,000
	Replace roofs	6 bldgs.	200,000	Replace keyless entry system	2 items	10,000
	Replace common area flooring/carpeting	6 bldgs.	40,000	Recaulk building exterior	1 bldg.	30,000
	Replace boilers / DHW	6 bldgs.	150,000	Replace exterior lighting	1 bldg.	10,000
	Replace stoves and refrigerators	100 items	50,000	Replace HVAC system in community room	1 item	25,000
	Replace windows	6 bldgs.	125,000	Replace mailboxes	1 item	2,000
	Replace kitchens and bathrooms	50 units	400,000	Repair/resurface walkways & parking areas	1 bldg.	100,000
	Repair and paint soffits, fascias, trim	6 bldgs.	25,000			
	Repair and paint sheds	6 bldgs.	10,000			
	Repair/resurface sidewalks, walkways & parking areas	6 bldgs.	35,000			
Repoint bricks	6 bldgs.	40,000				
Replace exterior/interior doors	6 bldgs.	150,000				
Replace mailboxes	6 items	8,000				
Replace exterior lighting	6 bldgs.	10,000				
Replace intercom entry system	50 units	12,000				

Activities for Year 1 FFY: 2008	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-3 Ledge Street			NH 2-10E Arel Manor		
	Install additional parking lot	1	25,000	Upgrade elevators	110 units	225,000
	Install additional parking lot lighting	1	10,000	Replace intercom entry system	110 units	10,000
	Replace roofs	7 bldgs.	200,000	Replace roof	1 bldg.	150,000
	Replace boilers		125,000	Upgrade interior lighting	3 floors	75,000
	Replace kitchens and bathrooms	30 units	285,000	Replace boilers / DHW system	1 bldg.	150,000
	Replace/repair siding	7 bldgs.	25,000	Replace common area carpeting	3 floors	45,000
	Repair and paint sheds		10,000	Paint common areas	1 bldg.	25,000
	Repoint bricks at community room	1 bldg.	10,000	Replace fire alarm panel and systems	1 bldg.	25,000
	Window replacement	7 bldgs.	100,000	Replace exterior doors	1 bldg.	25,000
	Replace front/rear doorway, storm doors, frames, thresholds, & locks	7 bldgs.	75,000	Replace trash compactor	2 items	30,000
	Replace stoves and refrigerators	60 items	30,000	Replace emergency generator and transfer switch	1 item	100,000
	Replace kitchens and bathrooms	30 units	285,000	Repair/replace sprinkler system	1 bldg.	100,000
	Replace playground equipment	1	25,000	Replace zone valves/shutoffs	1 bldg.	50,000
	Replace exterior lighting	7 bldgs.	10,000	Install keyless entry system	1 bldg.	10,000
	Repair/resurface sidewalks, walkways & parking areas	7 bldgs.	40,000	Recaulk building exterior	1 bldg.	40,000
	NH 2-5 Sullivan Terrace North			Replace exterior lighting	1 bldg.	15,000
	Upgrade elevators	2	200,000	Repair retaining wall	1 item	50,000
	Replace intercom entry system	96 units	10,000	Replace HVAC system in community room	1 item	30,000
	Replace roof	1 bldg.	150,000	Repair/resurface sidewalks, walkways, parking areas and rear patio	1 bldg.	100,000
	Upgrade interior lighting	1 bldg.	100,000	Replace stoves and refrigerators	222 items	111,000
	Replace common area carpeting	8 floors	30,000	Replace mailboxes	1 item	2,000
	Paint common areas	8 floors	20,000			
	Replace fire alarm panel and systems	1 item	20,000			
	Replace exterior doors	1 bldg.	10,000			
	Replace trash compactor	1 item	15,000			
	Replace stoves and refrigerators	194 items	97,000			
Replace kitchens and bathrooms	96 units	768,000				
Replace emergency generator and transfer switch	1 item	50,000				
Window replacement	1 bldg.	300,000				
Replace mailboxes	1 item	2,000				

Activities for Year 1 FFY: 2008	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-5 Sullivan Terrace North (continued)			NH 2-10 Lake Street		
	Replace keyless entry system	2	10,000	Replace roofs	2 bldgs.	75,000
	Recaulk building exterior	1 bldg.	30,000	Paint building exterior	8 units	20,000
	Repair/resurface walkways & parking areas	1 bldg.	100,000	Repair and paint sheds	2 bldgs.	15,000
	Replace boilers / DHW system	1 bldg.	30,000	Replace stoves and refrigerators	16 items	8,000
	Repair/replace sprinkler system	1 bldg.	100,000	Replace boilers	2 bldgs.	20,000
	Replace exterior lighting	1 bldg.	15,000	Replace front/rear doorway, storm doors, frames, thresholds, & locks	2 bldgs.	20,000
	Replace HVAC system in community room	1 item	30,000	Repair/replace rear decks	2 bldgs.	25,000
	Replace zone valves/shutoffs	1 bldg.	40,000	Replace windows	2 bldgs.	25,000
	NH 2-6 Bronstein			Repair/resurface sidewalks, walkways & parking areas	2 bldgs.	15,000
	Repair/replace and paint soffits and fascias	7 bldgs.	60,000	NH 2-10 Fossa Avenue		
	Replace stoves and refrigerators	96 items	48,000	Repair and paint sheds	2 bldgs.	15,000
	Replace roofs	7 bldgs.	200,000	Replace and install additional exterior lighting	8 units	2,000
	Replace boilers / DHW system	7 bldgs.	150,000	Replace roofs	2 bldgs.	75,000
	Repoint bricks	7 bldgs.	50,000	Install culvert	2 bldgs.	10,000
	Replace exterior doors	7 bldgs.	75,000	Paint building exterior	2 bldgs.	20,000
	Replace playground equipment	2	30,000	Repair/replace rear decks	2 bldgs.	12,000
	Replace windows	7 bldgs.	175,000	Replace boilers / DHW system	2 bldgs.	15,000
	Replace exterior lighting	7 bldgs.	12,000	Replace exterior doors	2 bldgs.	10,000
	Repair/resurface sidewalks, walkways & parking areas	7 bldgs.	100,000	Replace stoves and refrigerators	16 items	8,000
	NH 2-10 Rochette Avenue			Repair/resurface sidewalks, walkways & parking areas	2 bldgs.	15,000
	Install culvert	1	10,000	Replace windows	2 bldgs.	20,000
	Repair and paint sheds	6 units	15,000			
	Install new fencing	1	7,500			
	Replace roofs	3 bldgs.	75,000			
	Repair/resurface sidewalks, walkways & parking areas	3 bldgs.	15,000			
	Paint building exterior	3 bldgs.	20,000			
Replace front/rear doorway, storm doors, frames, thresholds, & locks	6 units	10,000				
Replace stoves and refrigerators	12 items	6,000				
Repair rear decks	3 bldgs.	12,000				
Replace boiler / DHW system	3 bldgs.	15,000				

Activities for Year 1 FFY: 2008	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-10 Rochette Avenue (continued)			NH 2-15 Whitney Street		
	Replace windows	3 bldgs.	15,000	Foundation repairs and leveling	2 bldgs.	20,000
	NH 2-11 Temple Manor			Replace stoves and refrigerators	8 items	4,000
	Replace stoves and refrigerators	88 items	44,000	Replace roofs	2 bldgs.	15,000
	Replace intercom entry system	43 units	10,000	Replace/repair siding	2 bldgs.	5,000
	Replace roof	1 bldg.	150,000	Replace kitchens and bathrooms	4 units	32,000
	Repoint bricks	1 bldg.	75,000	Replace exterior doorways, storm doors, frames, thresholds, & locks	2 bldgs.	15,000
	Upgrade elevator	1 elevator	100,000	Replace windows	2 bldgs.	20,000
	Paint common areas	1 bldg.	30,000	Replace boilers	4 units	20,000
	Replace keyless entry system	4 items	10,000	Repair/resurface sidewalks, walkways & parking areas	2 bldgs.	30,000
	Replace exterior lighting	1 bldg.	10,000	NH 2-15 Pine Street		
	Repair/replace sprinkler system		75,000	Replace stoves and refrigerators	12 items	6,000
	Replace exterior doors	1 bldg.	10,000	Replace windows	3 bldgs.	25,000
	Replace kitchens and bathrooms	43 units	344,000	Paint building exterior	3 bldgs.	15,000
	Recaulk building exterior and paint exterior trim	1 bldg.	20,000	Replace kitchens and bathrooms	6 units	48,000
	Replace trash compactor	1 item	15,000	Replace boilers	3 bldgs.	30,000
	Repair/resurface sidewalks, walkways & parking areas		100,000	Replace interior vestibule flooring	3 bldgs.	5,000
	Replace boilers		100,000	Replace exterior doors	3 bldgs.	
	Replace common area carpeting	4 floors	25,000	Replace roofs	3 bldgs	15,000
	Replace fire alarm panel and systems		20,000	Install deadbolts	6 units	1,000
	Replace windows	1 bldg.	250,000	Paint common areas	3 bldgs.	3,000
	Replace zone valves/shutoffs		30,000	Repair/resurface sidewalks, walkways & parking areas	3 bldgs.	10,000
	NH 2-13 Major Drive			Replace exterior doorways, frames, thresholds, & locks	3 bldgs.	20,000
	Replace stoves and refrigerators	22 items	11,000			
	Replace kitchens and bathrooms	10 units	80,000			
	Repair and paint soffits/fascias	2 bldgs.	5,000			
	Repair/resurface sidewalks, walkways & parking areas		15,000			
Replace boilers	2 bldgs.	30,000				
Window replacement	2 bldgs.	30,000				
Replace roofs	2 bldgs.	30,000				
Replace front/rear doorway, storm doors, frames, thresholds, & locks		30,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1) Date: 05/07/08

Performance and Evaluation Report for Period Ending: 03/31/2008 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	\$ 100,000	\$ 100,000	0	0
3	1408 Management Improvements	10,000	10,000	0	0
4	1410 Administration	91,553	91,553	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	54,000	54,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	130,000	225,000	0	0
10	1460 Dwelling Structures	499,000	409,000	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	5,000	0	0	0
13	1475.1 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	25,981	25,981	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 915,534	\$ 915,534	\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 10,000	\$ 10,000		

Annual Statement/Performance and Evaluation Report

Revision 1 05/07/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-07						2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-2 Vagge Village	Exterior painting-Major Dr. office bldg.	1470	1 bldg	5,000	0	0	0	Operating Budget "
	Exterior painting	1460	6 bldgs	20,000	0	0	0	
	Subtotal			\$ 25,000	\$ -	\$ -	\$ -	
NH 2-7 Sullivan Terrace South	Boiler modification	1460	2	10,000	0	0	0	Operating Budget
	Subtotal			\$ 10,000	\$ -	\$ -	\$ -	
NH 2-10 Arel Manor	Replace ext. sewer pumps and lines	1450	1 bldg.	\$ 130,000	\$ 225,000	0	0	Deferred from 501-05
	Fees and costs-sewer pumps and lines	1430		10,000	10,000	0	0	
	Replace kitchen	1460	110 units	281,000	409,000	0	0	
	Fees and costs-kitchen	1430		44,000	44,000	0	0	
	Subtotal			\$ 465,000	\$ 688,000	\$ -		
NH 2-10 Lake Street	Exterior painting-bldg/doors/trim	1460	2 bldgs	20,000	0	0	0	Operating Budget
	Subtotal			\$ 20,000	\$ -	\$ -	\$ -	
NH 2-10 Fossa Ave.	Exterior painting-building/doors/trim	1460	2 bldgs	20,000	0	0	0	Operating Budget
	Subtotal			\$ 20,000	\$ -	\$ -	\$ -	
NH 2-10 Rochette Ave.	Exterior painting-building/doors/trim	1460	3 bldgs	20,000	0	0	0	Operating Budget
	Subtotal			\$ 20,000	\$ -	\$ -	\$ -	
								Revision 1 05/07/08

Annual Statement/Performance and Evaluation Report

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-07 Replacement Housing Factor Grant No:						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	
NH 2-16 Fairmount Street	Exterior painting-building/doors/trim	1460	3 bldgs	30,000	0	0	0	Operating Budget
	Subtotal			\$ 30,000	\$ -	\$ -	\$ -	
NH 2-20 Forge Drive	Install rain diverters	1460	11 bldgs	\$ 10,000	0	0	0	Operating Budget
	Replace siding	1460	11 bldgs	68,000	0	0	0	Brought forward from Yr. 5
	Replace doors and thresholds	1460	22 units	20,000	0	0	0	Brought forward from Yr. 3
	Subtotal			\$ 98,000	\$ -	\$ -	\$ -	
	Contingency	1502		\$ 25,981	\$ 25,981	0	0	
	Operations	1406		\$ 100,000	\$ 100,000	0	0	
	Management Improvements	1408		\$ 10,000	\$ 10,000	0	0	
	Administration	1410						
	Clerk of the Works			\$ 54,932	\$ 54,932	0	0	
	Executive Director			4,578	4,578	0	0	
	Assistant Executive Director			4,578	4,578	0	0	
	Executive Secretary			4,578	4,578	0	0	
	Accountant			916	916	0	0	
	Purchasing Coordinator			3,662	3,662	0	0	
	Benefits			18,309	18,309	0	0	
	Subtotal			\$ 91,553	\$ 91,553	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report

Revision 1 05/07/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
NH 2-1 Maynard Homes	9/12/2009			9/12/2011			
NH 2-2 Vagge Village	9/12/2009			9/12/2011			
NH 2-5 Sullivan Terrace North	9/12/2009			9/12/2011			
NH 2-7 Sullivan Terrace South	9/12/2009			9/12/2011			
NH 2-10 Arel Manor	9/12/2009			9/12/2011			
NH 2-10F Fossa Avenue	9/12/2009			9/12/2011			
NH 2-10F Lake Street	9/12/2009			9/12/2011			
NH 2-10F Rochette Avenue	9/12/2009			9/12/2011			

Annual Statement/Performance and Evaluation Report

Revision 1 05/07/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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	
NH 2-11 Temple Manor	9/12/2009	6/12/2010		9/12/2011	6/12/2012		
NH 2-13 Major Drive	9/12/2009	6/12/2010		9/12/2011	6/12/2012		
NH 2-15 Atwood Court	9/12/2009	6/12/2010		9/12/2011	6/12/2012		
NH 2-16 Fairmount Street	9/12/2009	6/12/2010		9/12/2011	6/12/2012		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3) Date: 03/31/2008
 Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	\$126,901	\$126,901	\$0	\$0
3	1408 Management Improvements	10,000	10,000	10,000	10,000
4	1410 Administration	88,670	88,670	88,670	88,670
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	9,885	50,033	9,885	1,685
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	26,000	0	0	0
10	1460 Dwelling Structures	537,586	537,286	131,286	129,286
11	1465.1 Dwelling Equipment - Nonexpendable	4,200	3,818	3,818	3,818
12	1470 Nondwelling Structures	40,000	70,000	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	43,466	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$886,708	\$886,708	\$243,659	\$233,459
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$256,586	\$256,586	\$91,586	\$91,586

Annual Statement/Performance and Evaluation Report

Revision 3 03/31/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:					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	
NH 2-1 Maynard Homes	Repair and paint storage sheds	1470	26 items	40,000	70,000	-	-	Solicited bids - July/August 2007 Over Budget
	Subtotal			\$ 40,000	\$ 70,000	\$ -	\$ -	
NH 2-2 Vagge Village	Boiler replacement - Major Dr. office	1460	1 item	91,586	91,586	91,586	91,586	Completed:12/01/06 Sam Mechanical \$289,917 continued from 501-05
	Subtotal			\$ 91,586	\$ 91,586	\$ 91,586	\$ 91,586	
NH 2-5 Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	20,000	39,700	39,700	37,700	Completed:04/07/08 Nashua Wall. Completed:06/04/07 App. Warehouse \$115,144 continued from 501-05
	Replace stoves	1465.1	96 units	4,200	3,818	3,818	3,818	
	Subtotal			\$ 24,200	\$ 43,518	\$ 43,518	\$ 41,518	
NH 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	16,000	See NH 2-5	See NH 2-5	See NH 2-5	Completed:04/07/08 Nashua Wall
	Subtotal			\$ 16,000	\$ -	\$ -	\$ -	
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	20,000	-	-	-	Operating budget funding Operating budget funding
	Add. Int. lighting-community room	1460		1,000	-	-	-	
	Replace kitchen	1460	110 units	-	-	-	-	
	Replace bathroom	1460	110 units	-	-	-	-	
	Fees and costs-kitchen and bathroom	1430		-	40,148	-	-	
	Subtotal			\$ 21,000	\$ 40,148	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report

Revision 3 03/31/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		NH36-P002-501-06						2006
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-10 Fossa Avenue	Replace kitchen	1460	8 units	170,000	170,000	-	-	Contract 04/23/08 Englewood Const. "
	Replace bathroom	1460	8 units	120,000	120,000	-	-	
	Fees and costs-kitchen & bathroom	1430		9,885	9,885	9,885	1,685	Contract: 03/14/07 Northern Arch.
	Subtotal			\$ 299,885	\$ 299,885	\$ 9,885	\$ 1,685	
NH 2-10 Lake Street	Replace kitchen	1460	8 units	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See NH 2-10 Fossa "
	Replace bathroom	1460	8 units	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	
	Fees and costs-kitchen & bathroom	1430		See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See NH 2-10 Fossa
	Subtotal			\$ -	\$ -	\$ -	\$ -	
NH 2-10 Rochette Avenue	Replace kitchen	1460	6 units	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See NH 2-10 Fossa "
	Replace bathroom	1460	6 units	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	
	Fees and costs-kitchen & bathroom	1430		See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See 2-10 Fossa	See NH 2-10 Fossa
	Subtotal			\$ -	\$ -	\$ -	\$ -	
NH 2-11 Temple Manor	Replace unit carpets	1460	43 units	0	0	0	0	
	Subtotal			\$ -	\$ -	\$ -	\$ -	
NH 2-13 Major Drive	Replace boiler	1460	1	See NH 2-2	See NH 2-2	See NH 2-2	See NH 2-2	Completed:12/01/06 Sam Mechanical Operating budget funding Operating budget funding
	Replace and install outside lights	1450	10 units	6,000	-	-	-	
	Replace doorbells	1460	10 units	1,000	-	-	-	
	Replace and install mailboxes	1460	10 units	1,000	1,000	-	-	
	Subtotal			\$ 8,000	\$ 1,000	\$ -	\$ -	

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Revision 3 03/31/08

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:						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	
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	0	0	0	0	Operating budget funding
	Repaint exterior doors	1460	7 units	2,000	0	0	0	
	Subtotal			\$ 2,000	\$ -	\$ -	\$ -	
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	70,000	70,000	-	-	Contract 04/23/08 Englewood Const. " Contract: 03/14/07 Northern Arch.
	Replace bathroom	1460	10 units	45,000	45,000	-	-	
	Fees and costs-kitchen & bathroom	1430		See Fossa	See Fossa	See Fossa	See Fossa	
	Subtotal			\$ 115,000	\$ 115,000	\$ -	\$ -	
	Replacement Reserve	1490		\$ -	\$ -	\$ -	\$ -	Completed 9/11/07 DELL
	Contingency	1502		\$ 43,466	\$ -	\$ -	\$ -	
	Operations	1406		\$ 126,901	\$ 126,901	\$ -	\$ -	
	Management Improvements	1408		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
	Administration	1410						
	Modernization Manager			\$ 47,536	\$ 47,536	\$ 47,536	\$ 47,536	
	Modernization Assistant			13,983	13,983	13,983	13,983	
	Deputy Director for Central Admin.			3,192	3,192	3,192	3,192	
	Purchasing Coordinator			4,806	4,806	4,806	4,806	
	Accountant			1,800	1,800	1,800	1,800	
	Benefits			17,353	17,353	17,353	17,353	
	Subtotal			\$ 88,670	\$ 88,670	\$ 88,670	\$ 88,670	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-06 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	
NH 2-1 Maynard Homes	7/17/2008	N/A		7/17/2010	N/A		
NH 2-2 Vagge Village	7/17/2008	N/A	3/31/2006	7/17/2010	N/A	12/31/2006	
NH 2-5 Sullivan Terrace North	7/17/2008	N/A	6/30/2007	7/17/2010	N/A		
NH 2-7 Sullivan Terrace South	7/17/2008	N/A	6/30/2007	7/17/2010	N/A		
NH 2-10 Arel Manor	7/17/2008	N/A	N/A	7/17/2010	N/A	N/A	
NH 2-10F Fossa Avenue	7/17/2008	N/A	6/30/2008	7/17/2010	N/A		
NH 2-10F Lake Street	7/17/2008	N/A	6/30/2008	7/17/2010	N/A		
NH 2-10F Rochette Avenue	7/17/2008	N/A	6/30/2008	7/17/2010	N/A		

Annual Statement/Performance and Evaluation Report **Revision 3 03/31/08**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-06 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	
NH 2-11 Temple Manor	7/17/2008	N/A	N/A	7/17/2010	N/A	N/A	
NH 2-13 Major Drive	7/17/2008	N/A	3/31/2006	7/17/2010	N/A	12/31/2006	
NH 2-15 Atwood Court	7/17/2008	N/A	N/A	7/17/2010	N/A	N/A	
NH 2-16 Fairmount Street	7/17/2008	N/A	6/30/2008	7/17/2010	N/A	N/A	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) **Date: 5/7/2008**

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	\$15,000	\$14,500	\$14,500	\$14,500
4	1410 Administration	90,255	90,255	90,255	90,255
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	49,986	49,986	49,986	49,986
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	176,691	176,691	176,691	176,691
10	1460 Dwelling Structures	445,349	445,349	445,349	445,349
11	1465.1 Dwelling Equipment - Nonexpendable	110,826	111,326	111,326	111,326
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	14,445	14,445	14,445	14,445
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$902,552	\$902,552	\$902,552	\$902,552
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$392,346	\$392,346	\$392,346	\$392,346

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-1 Maynard Homes	Replace bulkhead doors	1460	10 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Repair and paint storage sheds	1470	26 items	0	0	0	0	
	Additional roof repairs JC Com. Ctr.	1470	1 bldg.	0	0	0	0	
	Fees and costs-energy audit	1430	12 bldgs.	15,300	15,300	15,300	15,300	
	Subtotal			\$15,300	\$15,300	\$15,300	\$15,300	
NH 2-2 Vagge Village	Replace stoves	1465.1	50 units	22,000	111,326	111,326	111,326	Completed:06/04/07 App. Warehouse \$115,144, Continued to 501-06 Completed:12/01/06 EJC Engineers Completed:11/20/05 Kilojolts Cons.
	Boiler replacement - Major Dr. office	1460	1 item	0	0	0	0	
	Fees and costs-boiler Major Dr. office	1430		See NH 2-10	See NH 2-10	See NH 2-10	See NH 2-10	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$22,000	\$111,326	\$111,326	\$111,326	
NH 2-3 Ledge Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Add. parking lot and parking lot lighting	1450		0	0	0	0	
	Fees and costs-parking lot and lighting	1430		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-5 Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	0	0	0	0	Completed:06/04/07 App. Warehouse Completed:11/20/05 Kilojolts Cons.
	Replace stoves	1465.1	96 units	38,826	See NH 2-2	See NH 2-2	See NH 2-2	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$38,826	\$0	\$0	\$0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-6 Bronstein	Relocation costs	1495.1		14,445	14,445	14,445	14,445	See Part III for Contracts Completed:11/20/05 Kilojolts Cons. Completed: 02/28/07 Gibraltar \$1,020,448, continued from 501-04 Completed: 12/31/06 Turnstone Completed: 12/31/06 KNA Completed: 02/28/07 ALG Environ. continued from 501-04
	Replace bulkhead doors	1460	6 items	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace kitchen	1460	48 units	247,018	247,018	247,018	247,018	
	Replace bathroom	1460	48 units	See above	See above	See above	See above	
	Bronstein Redevelopment - Site Imp.	1450		176,691	176,691	176,691	176,691	
	Fees and costs-Site I. Design	1430		6,255	6,255	6,255	6,255	
	Fees and costs-asbestos monitoring	1430		12,201	12,201	12,201	12,201	
Subtotal				\$456,610	\$456,610	\$456,610	\$456,610	
NH 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	0	0	0	0	Completed:06/04/07App. Warehouse Completed:11/20/05 Kilojolts Cons.
	Siding repairs	1460	1 bldg.	0	0	0	0	
	Fees and costs-siding repairs	1430		0	0	0	0	
	Replace stoves	1465.1	100 units	50,000	See NH 2-2	See NH 2-2	See NH 2-2	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	New generator/transfer switch	1460	1	0	0	0	0	
	Fees and costs-generator/switch	1430		0	0	0	0	
Subtotal				\$50,000	\$0	\$0	\$0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:						2005
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	0	0	0	0	Completed:11/20/05 Kilojolts Cons. Completed:12/01/06 SAM Mech. \$289,917 continued to 501-06 Completed:12/01/06 EJC Engineers
	Add. Int. lighting-community room	1460		0	0	0	0	
	Install middle rear entrance overhang	1460	1	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace ext. sewer pumps and lines	1450	1 bldg.	0	0	0	0	
	Install hot water tanks with heaters and circulator motor	1460	4	198,331	198,331	198,331	198,331	
	Fees and costs-boilers	1430		16,230	16,230	16,230	16,230	
	Subtotal			\$214,561	\$214,561	\$214,561	\$214,561	
NH 2-10F Lake Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
NH 2-10F Fossa Avenue	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
NH 2-10F Rochette Avenue	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Roof repairs	1460		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-11 Temple Manor	Replace unit carpets	1460	43 units	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
Subtotal				\$0	\$0	\$0	\$0	
NH 2-13 Major Drive	Replace boiler	1460	1	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace and install outside lights	1450	10 units	0	0	0	0	Completed:12/01/06 EJC Engineers
	Replace doorbells	1460	10 units	0	0	0	0	
	Fees and costs-boilers	1430	See NH 2-10	See NH 2-10	See NH 2-10	See NH 2-10		
Subtotal				\$0	\$0	\$0	\$0	
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
Subtotal				\$0	\$0	\$0	\$0	
NH 2-15 Whitney Street	Replace bulkhead door	1460	1 item	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
Subtotal				\$0	\$0	\$0	\$0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-15 Pine Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
NH 2-16 Fairmount Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
NH 2-20 Forge Drive	Replace bulkhead doors	1460	16 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Install front rain diverters	1460	11 bldgs.	0	0	0	0	
	Replace thresholds and front steps	1460	22 units	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-20 Flagstone Drive	Replace bulkhead doors	1460	2 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
	Contingency	1502		\$0	\$0	\$0	\$0	
	Operations	1406		\$0	\$0	\$0	\$0	
	Management Improvements	1408		\$15,000	\$14,500	\$14,500	\$14,500	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
	Administration Modernization Manager Executive Director Deputy Director for Central Admin. Facilities Manager Accountant Purchasing Coordinator Executive Secretary Modernization Assistant Sundry: Adv., Admin., Trailer Subtotal	1410		\$46,129 4,170 3,096 3,728 1,751 5,343 1,796 24,242 0 \$90,255	\$46,129 4,170 3,096 3,728 1,751 5,343 1,796 24,242 0 \$90,255	\$46,129 4,170 3,096 3,728 1,751 5,343 1,796 24,242 0 \$90,255	\$46,129 4,170 3,096 3,728 1,751 5,343 1,796 24,242 0 \$90,255	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-1 Maynard Homes	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	Contracts: Rent One Plus, A-1 Phoenix Restoration, NH Safe & Lock. Completed: 12/31/06 Turnstone \$811,811 Continued from R. Reserve
NH 2-2 Vagge Village	8/18/2007	8/17/2007	7/31/2007	8/18/2009	8/17/2009	9/30/2007	
NH 2-3 Ledge Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-5 Sullivan Terrace North	8/18/2007	8/17/2007	7/31/2007	8/18/2009	8/17/2009	9/30/2007	
NH 2-6 Bronstein	8/18/2007	8/17/2007	6/30/2007	8/18/2009	8/17/2009	6/30/2007	
NH 2-7 Sullivan Terrace South	8/18/2007	8/17/2007	7/31/2007	8/18/2009	8/17/2009	9/30/2007	
NH 2-10 Arel Manor	8/18/2007	8/17/2007	6/30/2006	8/18/2009	8/17/2009	3/31/2007	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-10F Lake Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-10F Fossa Avenue	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-10F Rochette Avenue	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-11 Temple Manor	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-13 Major Drive	8/18/2007	8/17/2007	3/31/2006	8/18/2009	8/17/2009	3/31/2007	
NH 2-15 Atwood Court	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-15 Whitney Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-15 Pine Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-16 Fairmount Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	

Annual Statement/Performance and Evaluation Report

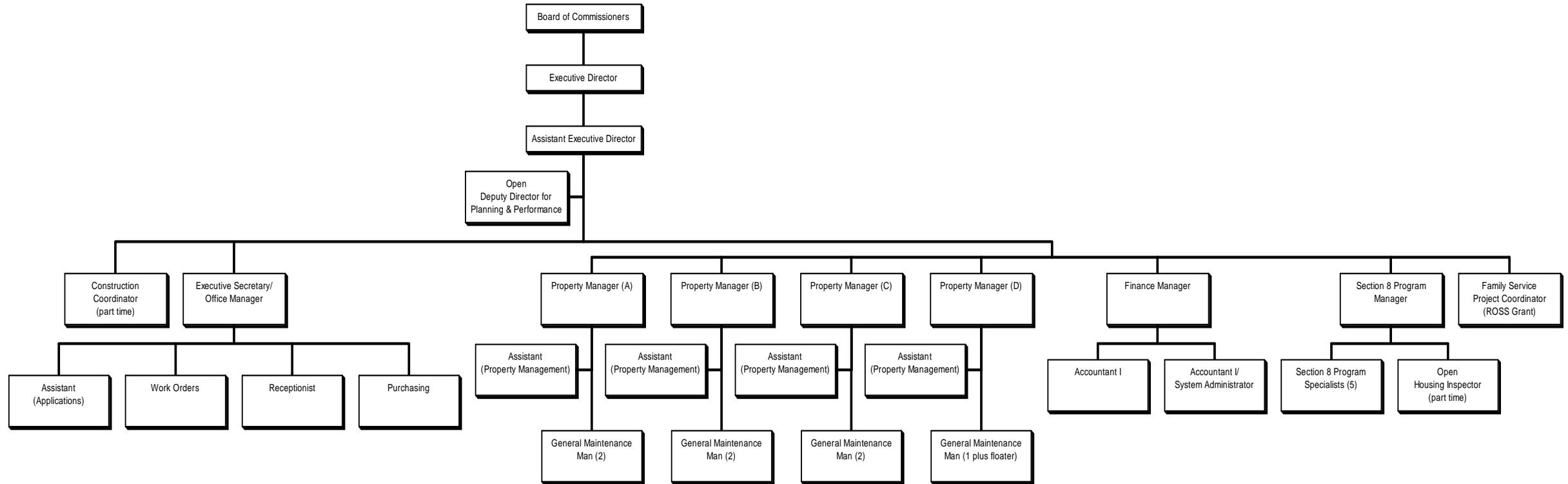
Final

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 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	
NH 2-20 Forge Drive	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-20 Flagstone Drive	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	

Nashua Housing Authority Organization Chart



Attachment G

Nashua Housing Authority

**Annual Plan
Fiscal Year 10/01/2008 – 09/30/2009**

RESIDENT ADVISORY BOARD MEETING MINUTES

Attendees (in alphabetical order) **June 2, 2008:**

- Paul Deschenes, resident
 - Barbara Glover, resident
 - Sheila Grafton, resident
 - Barbara Philbrook, resident
 - George Robinson, NHA Executive Director
-

The Resident Advisory Board's (RAB) first meeting was scheduled and held on Monday, June 2, 2008 at Authority's main office on 40 East Pearl Street, Nashua, NH.

The RAB was sent the Five Year and Annual Plan by mail on May 22, 2008 to read and review in order to be prepared to discuss the Plans. Meetings were schedule for June 2, 4, 9, and 16 as necessary.

The Five Year Plan and the Annual Plan were reviewed. We stopped at page 29 at the June 2 meeting.

~~~~~  
Attendees (in alphabetical order) **June 4, 2008:**

- Paul Deschenes, resident
  - Sheila Grafton, resident
  - Barbara Philbrook, resident
  - George Robinson, NHA Executive Director
- 

The Annual Plan was reviewed to its completion. I told the RAB that I would contact them the week of June 9 to solicit their comments.

Only a few comments were received to date from RAB members. They enjoyed participating in the Five Year and Annual Plan review. They gained a lot of knowledge about how the Nashua Housing Authority operates and found that being a RAB member was very educational.

Respectfully submitted,

*George F. Robinson*

George F. Robinson  
Executive Director

## Attachment H

### Nashua Housing Authority

#### Annual Plan

Fiscal Year 10/01/2008 – 09/30/2009

#### Resident on the Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

**Paul Deschenes**

B. How was the resident board member selected: (select one)?

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): **10/14/08**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain

B. Date of next term expiration of a governing board member: **10/14/09**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Mayor of Nashua, with Aldermen approving**

**Attachment I**

**Nashua Housing Authority**

**Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

**Membership of the Resident Advisory Board**

**Paul Deschenes**

**Sheila J. Grafton**

**Barbara Glover**

**John N. Bowe**

**Barbara Philbrook**

**Patricia Bradford**

**Modesta Carmen Nunez**

## **Attachment J**

### **Nashua Housing Authority**

#### **Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

#### **Statement of Progress in Meeting the 5-Year Plan Mission and Goals established for Fiscal Years 07/01/05 through 06/30/10**

Nashua Housing Authority (NHA) did not achieve high-performer status under the PHAS program and will endeavor to achieve that status this fiscal year. High performer status was achieved under the SEMAP. We look forward to future scoring as high performers for both PHAS and SEMAP.

NHA staff attended an increased number of professional development seminars, all of which contributed to their knowledge of management practices and fair housing issues. Programs and services geared to self-sufficiency continue to be offered to the resident population.

Over the course of the upcoming fiscal year, the Housing Authority will assess the feasibility of applying for demolition/disposition of NH 002-6, Bronstein Apartments. Additionally NHA will consider available funding options for replacement housing. These activities will help to achieve the following initiatives:

- **Replace dilapidated or obsolete existing housing stock**
- **Develop additional rental and homeownership housing that is affordable to low-income families**

We at Nashua Housing Authority continue to provide quality affordable housing, economic opportunity and a suitable living environment free from discrimination. We aggressively serve in a leadership role in the effort to make quality affordable housing available for low and moderate-income members of our community.

## **Attachment K**

### **Nashua Housing Authority**

#### **Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

#### **Community Service Statement**

**The administrative steps entailed in the Community Service Requirements include the following:**

**1. Development of Written Description of Community Service Requirement:**

The Nashua Housing Authority has a written Community Service Policy (as part of the ACOP) and has completed the required Resident Advisory Board review and public comment period. The Policy has been adopted by the Authority's Board and approved by HUD.

**2. Scheduled Changes in Leases:**

NHA has made the necessary changes to the lease and has completed the required Resident Advisory Board review and public comment period.

**3. Written Notification to Residents of Exempt Status to each Adult Family Member:**

NHA will notify residents at the time of their move-in and recertification.

**4. Programmatic Aspects**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

NHA will coordinate with social service agencies, local schools, and the Department of Human Services in identifying a list of volunteer community service positions.

## **Attachment L**

### **Nashua Housing Authority**

#### **Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

#### **Pet Policy Statement**

Nashua Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The policies do not apply to animals that are used to assist persons with disabilities. Animals that are required to assist disabled residents are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

The Housing Authority has adopted the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Nashua Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Nashua Housing Authority will allow only common household pets. This means only domesticated animals such as a dog (elderly/disabled developments only), cat, bird, fish in aquariums or a turtle will be allowed in units. Common household pets do not include hamsters, ferrets or reptiles such as snakes (except turtles).

6. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.
7. Only one pet per unit (except for fish) will be allowed.
8. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.
9. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Nashua Housing Authority to attest to the inoculations.
10. The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

# Attachment M

## Nashua Housing Authority

### Annual Plan

Fiscal Year 10/01/2008 – 09/30/2009

### Violence Against Women Act Report

A goal of the Nashua Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

Nashua Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

**Through cooperation with the local domestic violence agencies and the Nashua Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:**

|                                      |                      |
|--------------------------------------|----------------------|
| New Hampshire Feminist Health Center | Community Council    |
| The Youth Council                    | Nashua Pastoral Care |
| Marguerite's Place                   | Nashua Welfare       |
| New Hampshire Help Line              | A Safe Place         |
| Bridges                              |                      |

Nashua Housing Authority provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

**The domestic violence agencies' program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.**

**For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the local domestic violence agency for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.**

Nashua Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**The same methods as described herein are used, making referrals to the above-listed domestic violence agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.**

Nashua Housing Authority has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

**All residents and participants have been notified of their rights and responsibilities under the Violence Against Women Act.**

**The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.**

**The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan and the Residential Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act.**

**Nashua Housing Authority**  
**PHA Plan FY 2008**  
**Analysis of Impediments**

**Analysis of Impediments**

New Hampshire Housing Finance Authority (NHHFA) provided the NHA with a copy of its Analysis of Impediments to Fair Housing in New Hampshire (AI). This report was created by New Hampshire Legal Assistance and the Fair Housing Project (FHP) in 2004 and covers impediments identified throughout the State of New Hampshire.

***Impediment 1: Inadequate Supply of 3+ Bedroom Apartment:*** – The NHA owns and operates 662 units of public housing. Of these units, 124 are 3-bedrooms, 34 are 4-bedrooms, and 3 are 5-bedrooms, totaling 161 units that are 3+ bedrooms. The current waitlist for families in need of these bedroom sizes is comprised of 151 in need of a 3-bedroom apartment, 15 in need of a 4-bedroom apartment, and 3 in need of a 5-bedroom apartment. NHA has not seen an increase in applicants for these bedroom sizes, and in fact, the wait list has decreased over the previous year.

***Impediment 2: Conflicting Lead Paint Occupancy Standards*** – There have been amendments to state laws and federal regulations concerning lead paint disclosure, abatement, and inspections. HUD has issued guidance on occupancy for families with children in housing units that have not been controlled for lead. In conjunction with the updated federal regulations, HUD has published memoranda clarifying the relationship between the federal Fair Housing Act and lead paint regulations. These documents make it clear that families with small children cannot be prohibited from occupying housing that has not been controlled for lead, but may be given preference for lead-controlled units. The NHA does not have units containing lead paint under its management. Steps have been taken by the NHA to outreach to Section 8 landlords and property owners on lead paint and the laws governing lead hazards. Public meetings hosted by the NHA have included discussions on lead paint hazards and abatement. As new information is generated by the state or HUD, the NHA disseminates the information to landlords working with the Section 8 program. The NHA provides information to all new residents of Public Housing and Section 8 regarding lead paint. This information includes the following: “Protect Your

Family From Lead In Your Home”, “Disclosure of Information on Lead Based Paint and Lead Based Paint Hazards”, and applicants are asked to sign a statement indicating that they have received copies of this information.

***Impediment 3: Lack of Public Awareness on Fair Housing Issues*** – Every subsidized housing resident is provided with the HUD pamphlet “Are you a Victim of Housing Discrimination” at lease-up. Residents are also provided with information written by the NHA called “Recognizing Discrimination”, along with Form HUD-903, Housing Discrimination Complaint. HUD publications on fair housing topics are routinely distributed and training is provided to staff on fair housing awareness as it comes available. The NHA will continue to educate its residents on fair housing and provide referrals to local advocacy groups to assist residents who feel they have been discriminated against. NHA actively seeks Fair Housing trainings and sends its staff whenever feasible to these trainings to further educate them on furthering fair housing.

***Impediment 4: Lack of Public Awareness on Housing Disabled Persons*** – Both NHHFA and New Hampshire Office of State Planning (OSP) have funded several programs designed to address deficits in this area; OSP and NHHFA have funded the Community Loan Fund’s Affordable Housing Network and other projects targeting accessibility issues. New Hampshire’s FHP has provided community education programs for service providers of disabled persons, members of tenants’ organizations at housing developments for persons with disabilities, and for housing services providers of multi-family, elderly and disabled housing developments. Neighborhood Housing Services of Greater Nashua and the Community Loan Fund are active in fair housing awareness, and provide support and direction to individuals in need of fair housing assistance. Both agencies are actively involved with the NHA’s ROSS Family and Home Ownership Program initiatives. The NHA provides housing for disabled persons and educates its staff on areas involving reasonable accommodations, accessibility rights, and other important topics relating to the Americans with Disabilities Act.

***Impediment 5: Lack of Local Advocacy for Fair Housing Issues*** – Areas receiving Community Development Block Grant (CDBG) funds are required by federal statute to affirmatively further fair housing initiatives and to hold public hearings on the proposed use of these funds within

individual communities. The City of Nashua is a recipient of CDBG funds and holds public hearings for the use of these resources within this community. Residents of the NHA are offered assistance and resources related to fair housing through the NHA at lease up and whenever requested by residents and applicants. Any applicant or resident that believes they have been treated unfairly is provided fair housing documentation which contains the steps needed to make a report.

***Impediment 6: The Current System for Filing Complaints/Cumbersome/Confusing –***

Although the state is actively pursuing it, New Hampshire has not achieved substantial equivalency in its fair housing laws. Achieving substantial equivalency would make the state eligible to receive HUD funding for fair housing enforcement and would allow New Hampshire residents to file their complaints within the state and pursue all remedies in one venue. It does appear that HUD would require some statutory changes in the current State fair housing laws before it will grant this status.

***Impediment 7: Possible Undetected Discrimination*** – The Analysis of Impediments designated the OSP as the agency responsible for initiating this recommendation. As the current state recipient of CDBG funds, the Community Development Finance Authority is now responsible. HUD provides funding to the FHP to operate a testing program in New Hampshire. Since its inception, the FHP has performed several hundred tests. Tests have been conducted based on complaints of housing discrimination by individuals and as audit tests. The FHP has completed a series of audit tests that evaluate access by Latinos to rental housing in Manchester, NH, and access by families to manufactured homes in the southern part of the state. NHA is aware that “secret shoppers” are performing these tests throughout the state and has not received any negative feedback as a result of testing. The NHA will work with fair housing agencies when improvement is needed in its operations regarding discriminatory practices in housing. Education on discrimination in housing, along with the promotion of fair housing rights and choices will remain a focus of the NHA. Applicants and residents will be provided with the necessary information to advocate fair housing rights for themselves, and landlords will continue to receive information from the NHA regarding fair housing issues and their role in addressing and removing the obstacles to full and equal access to housing opportunities and choice.

**Nashua Housing Authority  
Deconcentration  
PHA Plan 2008**

(August 20, 2008 data)

|                                            |                       |                          |
|--------------------------------------------|-----------------------|--------------------------|
| <b>Average Income Covered Developments</b> | <b>\$17,210</b>       |                          |
| <i>85% of PHA-wide Average</i>             | <b>\$14,634</b>       |                          |
| <i>115% of PHA-wide Average</i>            | <b>\$19,796</b>       |                          |
|                                            |                       |                          |
| <b>Development Number</b>                  | <b>Income Average</b> | <b>Percent of Median</b> |
| <b>NH 2-1</b>                              | \$15,065              | 87%                      |
| <b>NH 2-3</b>                              | \$18,210              | 105%                     |
| <b>NH 2-6</b>                              | \$15,611              | 90%                      |
| <b>NH 2-10 (family)</b>                    | \$18,115              | 105%                     |
| <b>NH 2-15</b>                             | \$16,099              | 93%                      |
| <b>NH 2-16</b>                             | \$15,375              | 89%                      |
| <b>NH 2-20</b>                             | <b>\$23,626</b>       | <b>137%</b>              |

**Analysis:**

Six of the seven developments fall within the Established Income Range.

NH 2-20, Forge and Flagstone Drive are duplex style developments consisting of all three-bedroom units and twenty-six total units. At the time of this analysis, one family had income of over \$90,000 annually and a second family had income of over \$60,000 annually bringing the total income of NH 2-20 over the Established Income Range.