| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing | OMB No. 2577-0226<br>Expires 4/30/2011 |
|---|---|---|

**1.0 PHA Information**

PHA Name: **Worcester Housing Authority** PHA Code: **MA012**

PHA Type: ☐ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY**): 04/2009**

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: _____2082_____ Number of HCV units: _____1798_____

**3.0 Submission Type**

☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

**4.0 PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

| Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program | |
|---|---|---|---|---|---|
| | | | | PH | HCV |
| PHA 1: | | | | | |
| PHA 2: | | | | | |
| PHA 3: | | | | | |

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 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 for the next five years:

**5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**6.0 PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Subsequent to last submission the WHA implemented interim rents changes for tenants with income changes of 10% or more, amended the transfer policy to allow studio residents to transfer to one bedroom apartments and implemented a last month's rent deposit.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Copies the WHA 5-Year and Annual Plan(s) may be obtained at the WHA main administrative office located at 40 Belmont Street Worcester, MA 01605 or the following site offices
  Great Brook Valley Gardens - 69 Tacoma Street Worcester, MA 01605
  Pleasant Tower Management Office – 275 Pleasant Street Worcester, MA 01609
  Murray Avenue Management Office – 50 Murray Avenue Worcester, MA 01610
  Lakeside Management Office – 30 Lakeside Avenue, Worcester, MA 01603
  Belmont Tower Management Office – 40 Belmont Street, Worcester, MA 01605

- **6.0.1 – Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Preferences – Attachment a**
- **6.0.2 – Statement of Financial Resources – Attachment b**
- **6.0.3 – Rent Determination – Attachment c**
- **6.0.4 – Operations and Management – Attachment d**
- **6.0.5 – Grievance Procedures – Attachment e**
- **6.0.6 –Designated Housing for Elderly and Disabled Families – Attachment f**
- **6.0.7 – Community Service and Self-sufficiency – Attachment g**
- **6.0.8 – Safety and Crime Prevention – Attachment h**
- **6.0.9 – Pets – Attachment i**
- **6.0.10 – Civil Rights – Attachment j**
- **6.0.11 – Fiscal Audit – Attachment k**
- **6.0.12 – Asset Management – Attachment l**
- **6.0.13 – VAWA – Attachment m**

| | |
|---|---|
| **7.0** | **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*<br>**7.0.a –See attachment w**<br>**7.0.b – See attachment w**<br>**7.0.c – See attachment w**<br>**7.0.d – See attachment w & x**<br>**7.0.e – See attachment w** |
| **8.0** | **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable. |
| **8.1** | **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.<br>· **Attachment n** |
| **8.2** | **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.<br>· **Attachment o** |
| **8.3** | **Capital Fund Financing Program (CFFP).**<br>☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.<br>· **Attachment p** |
| **9.0** | **Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. |

| | |
|---|---|
| **9.1** | **Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** |
| **10.0** | **Additional Information**. Describe the following, as well as any additional information HUD has requested.<br><br>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.<br>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" |

| | |
|---|---|
| **11.0** | **Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.<br><br>(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)<br>(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)<br>(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)<br>(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)<br>(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)<br>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.<br>(g) Challenged Elements<br>(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)<br>(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) |

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

# Instructions form HUD-50075

**Applicability**. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

**1.0 PHA Information**
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

**2.0 Inventory**
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

**3.0 Submission Type**
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

**4.0 PHA Consortia**
Check box if submitting a Joint PHA Plan and complete the table.

**5.0 Five-Year Plan**
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission**. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

**5.2 Goals and Objectives**. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

**(a)** Identify specifically which plan elements have been revised since the PHA's prior plan submission.

**(b)** Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

**PHA Plan Elements**. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

**(a) Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

**(b) Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
**Note:** This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

**(c) Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

**(d) Homeownership**. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

**(e) Project-based Vouchers**. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

**(a)** To submit the initial budget for a new grant or CFFP;

**(b)** To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

**(c)** To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

**(a) Progress in Meeting Mission and Goals. P**HAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**(b) Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

**(c)** PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

**(a)** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

**(b) F**orm HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

**(c)** Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

**(d)** Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

**(e)** Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

**(f)** Resident Advisory Board (RAB) comments.

**(g)** Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

**(h)** Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

**(i)** Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

**6.0.1 – Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Preferences**
**Attachment a**

The WHA verifies public housing program eligibility when applications are a particular distance from the top of the waiting list. This distance varies according to the unit turnover of a particular unit size as some bedroom sizes turnover more quickly than others.

To ensure that only eligible and qualified applicants are offered units, the WHA requires a 5-year landlord history on each applicant which request information on the applicant's previous tenancy behaviors including timely payment of rent. In addition, adult household member are run through the Massachusetts Criminal History Systems Board and if any sexually related offenses are reported, the applicant's name is submitted to the Massachusetts Sex Offenders Registry. Additionally each applicant is entered into the INS database.

The Worcester Housing Authority has adopted the following Local Preferences for selection of the tenant-based Section 8 Housing Choice Voucher Program and its Federal Public Housing Program

- Residency Preference: An applicant who lives, works, or has been notified that they have been hired to work in the City of Worcester.
- Veterans Preference: An applicant who is considered a veteran or a member of the family of a deceased veteran whose death was service connected (DD214, Veteran's Discharge or Separation Papers required).
- Substandard Housing including Homelessness: An applicant who lacks adequate shelter that endangers the health, safety, or well-being of the family as verified by a condemnation letter issued through the Board of Health or other recognized governmental agency; or an applicant who lacks fixed, regular, and adequate nighttime residence or has primary nighttime residence that is:
  - A supervised public or privately operated shelter designated to provide temporary living accommodations;
  - A public or private place not designated or normally used as regular sleeping place for humans.
  - All cases must be recent (within 90 days), must be through no fault of the applicant and must be verified in accordance with WHA's verification requirements.
- Displaced or about to be displaced through no fault of the applicant under the following conditions:
  - Displacement by Action of Housing Owner;
  - Displacement because of Domestic Violence;
  - Displacement by Hate Crimes
  - All cases must be recent (within 90 days), must be though no fault of the applicant and must be verified in accordance with WHA's verification requirements.

The order in which an applicant will be selected is as follows:

- Residency Preference, Veterans Preference, one or more additional Local Preference.
- Residency Preference, Veterans Preference.
- Residency Preference, one or more additional Local Preference.
- Residency Preference.
- Veterans Preference, one or more additional Local Preference.
- Veterans Preference.
- Standard Applicant with one or more additional Local Preference.
- Standard Applicant – no preference

The WHA has a community-wide waiting list and does not have any site-based waiting lists. Applications for housing may be obtained at any of the WHA Management Offices however they must be returned directly to the Admissions Office located at the main administrative offices of the WHA. No applications for housing assistance are accepted at any of the management offices.

Once an applicant has reached a place on the waiting list and they have been determined to be eligible for public housing placement, three unit offers may be made to the applicant depending upon the availability of units. If the applicant refuses all offers made, the application is placed back on the wait list and loses any local preference that they may have claimed and substantiated.

**6.0.2 – Statement of Financial Resources – Attachment b**

**Financial Resources**
**Planned Sources and Uses**

| Sources | Planned $ | Planned Uses |
|---|---|---|
| Public Housing Operating Fund | $9,151,470 | |
| Public Housing Capital Fund | $3,614,022 | |
| Annual Contribution S8 Tenant-Based Assistance | $14,064,877 | |
| ROSS Grant | $65,500 | PH FSS activities |
| S8 FSS Coordinator | $64,357 | S8 FSS activities |
| Capital Fund Unobligated Funds 2008 | $2,703,092 | Capital Improvements |
| Capital Fund Unobligated Funds 2007 | $1,455,526 | Capital Improvements |
| Capital Fund Unobligated Funds 2006 | $0.00 | Capital Improvements |
| PH Dwelling Rental Income | $6,748,980 | PH Operations |
| Rooftop Rental | $269,000 | PH Operations |
| Washer/Dryer Income | $100,000 | PH Operations |
| PH Interest | $58,000 | PH Operations |
| S8 Interest | $8,000 | S8 Operations |
| S8 Port Fees and Fraud Collection | $75,000 | S8 Operations |
| Total Resources | $38,704,077 | |

**6.0.3 – Rent Determination – Attachment c**

Currently the WHA offers PH tenants two rent payment options, income based or flat rents. The WHA has not established any discretionary rent setting policies for income based rent in its public housing program. All tenants choosing income based rents either pays the highest of 30% of the households adjusted monthly income, 10% of unadjusted monthly income or the WHA minimum rent of $50.00. The WHA observes and follows all HUD mandatory deductions and income exclusions.

The WHA offers residents a market based flat rent option and uses the Section 8 rent reasonableness study of comparable housing in the WHA's jurisdiction to establish its flat rent structure. If at any time the tenant's household incomes decreases after the selection of the flat rent option and the income based rent is more affordable for the tenant household, the WHA will adjust the total tenant payment for the next rent due period.

Relative to the S8HCV program, participants may pay between 30% and 40% of their adjusted monthly income towards their rental share during the initial lease up. If the unit remains unaffordable to the tenant, the WHA will attempt to negotiate the rent with the landlord prior to the entering into a contract. If the landlord, at the time of lease renewal, increases the rent and the unit becomes unaffordable, the WHA will assist the participant in finding an affordable unit by issuing the family a voucher and provide them with a listing of available units within its jurisdiction. All participants' claiming zero income are required to pay a minimum of $50.00 towards their rent/utilities.

**6.0.4 – Operations and Management – Attachment d**

**In addition to the mandatory requirements, rules and regulations established by HUD, the WHA has established and implemented the following policies and procedures for its federal public and leased housing programs.**

- **Public Housing Maintenance and Management:**
  - Public Housing Administrative Plan and procedures:
  - Public Housing Clerical Manual
  - HUD 50058 Corrections Procedure
  - Informal Conference Procedure
  - Pest Control Policy
  - Transfer Policy
  - Security Deposit and Last Month's Rent
  - Minimum Rent Exemption Policy
  - Tenant Grievance Procedure
  - Pet Application Policy
  - Addition to Lease Policy
  - Tenant Payment for Damage Policy
  - PH FSS Action Plan
  - VAWA Policy

- **Section 8 Management:**
  - Section 8 Administrative Plan and addendums including the following policies:
  - Administrative Transfers Policy
  - Minimum Rent Policy
  - Medical Expense Deduction Policy
  - Addition to Lease Policy
  - Zero Income Policy
  - Re-payment agreement Policy
  - Disapproval of Landlord Policy
  - Custody of Minor Policy
  - S8 FSS Action Plan
  - Section 8 Homeownership Plan
  - VAWA Policy

**6.0.5 – Grievance Procedures – Attachment e**

It is the policy of the WHA to provide tenants with a method for dispute resolution and the opportunity for a grievance hearing. Tenants in federal or state public housing and participants in the Massachusetts Rental Voucher Program ("MRVP") have the right to request a grievance hearing. "Tenant" means the head of household.

This grievance policy applies to a dispute a tenant may have with respect to the WHA's action or failure to act in matters involving that tenant's lease or WHA rules that adversely affect the tenant's rights, duties, welfare or status. This policy does not apply to disputes between tenants, class grievances, and is not a forum for initiating or negotiating policy changes between tenants and the WHA. This policy does not apply to participants of the Section 8 Housing Assistance Payment Program.

There is no right to a grievance hearing in cases for nonpayment of rent.

Federal Public Housing

For tenants living in federal public housing, there is no right to a grievance hearing for termination of lease cases based on:

1. The amount of rent due to the WHA, unless the tenant pays to the WHA an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The tenant shall thereafter deposit the same monthly amount until the case is resolved by decision of the grievance panel; or

2. Any activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other tenants or employees of the WHA; or

3. Any drug-related criminal activity on or off or the premises.

If a federal public housing tenant feels that they have been aggrieved by action of the WHA, the tenant may request a hearing before the WHA Grievance Panel which consists of two WHA employees, two tenant representatives and an impartial community representative. Before scheduling the Panel, the Director of Management or the General Counsel will meet with the tenant and attempt to negotiate a resolution. If the parties are unable to come to a mutually satisfactory resolution, the case is brought before the panel.

Applicants for both public and leased housing also have the right to appeal an adverse decision relative to their eligibility and qualification. . If the applicant disagrees with the decision they may request an informal conference with the WHA Director of Admissions. If the Director of Admissions overturns the initial decision of ineligibility, the application continues to be processed in accordance with established policy and procedure. If the Director of Admissions sustains the determination, the applicant is provided with an additional opportunity to request a hearing with the officer which must be in writing. As with all appeals or reconsideration requests, the applicant must request to meet with the WHA Hearing Officer in writing. The WHA offers this two-tiered appeals process to all applicants ensuring that they are treated fairly and equitably.

**6.0.6 –Designated Housing for Elderly and Disabled Families – Attachment f**

The WHA has designated four of its sites as elder only communities. :

Development Name: Lincoln Park Towers
Project #: MA012-08
Designation: Elder Only
Application Status: Approved
Date of Approved: 1/8/07
Number of Units: 199

Development Name: Webster Square Tower - East
Project #: MA012-13
Designation: Elder Only
Application Status: Approved
Date of Approved: 1/8/07
Number of Units: 179

Development Name: Webster Square Tower - West
Project #: MA012-15
Designation: Elder Only
Application Status: Approved
Date of Approved: 1/8/07
Number of Units: 252

Development Name: Elm Park Tower
Project #: MA012-18
Designation: Elder Only
Application Status: Approved
Date of Approved: 1/8/07
Number of Units: 195

**6.0.7 – Community Service and Self-sufficiency – Attachment g**

The WHA offers a wide variety of resident programming. The types of programming are varied, offering children an opportunity for academic success, young adults an opportunity to earn their high school diploma equivalency and those residents whose primary language is not English opportunities to improve and enhance their language skills.

While these types of programs are designed to increase our families' self-sufficiency, the WHA offers a number targeting health and well-being. The WHA partners with local agencies to offer our families recreational opportunities.

Listed below are the programs that we offer to our families.

- Computer training classes
- GED classes
- ESL classes
- Homework centers with tutoring assistance
- Career counseling and assistance with job placement
- Food pantries
- Hot Meals
- On-site physician and nursing clinics
- On-site nutrition and fitness classes
- Elderly ESL classes
- Elderly Latino programming including medical clinic
- On-site Boys & Girls Club programming
- On-site YMCA programming
- Off-site YMCA elderly programming
- Free veterinary clinics for dogs and cats
- Elder recreational programming (Sponsored by Assumption College)
- "The Beauty Bus" significantly reduced pricing for hair salon services (Sponsored by Rob Roy Beauty Academy)

The WHA is funded for a FSS coordinator for the HCV and public housing program. The coordinators develop self-sufficiency programs that help residents reach personal and financial goals.

The coordinators work with traditional residents in need assistance following the loss of a job or income. The Coordinators identify barriers to self-sufficiency and develop a service plan that addressees them. Plans can include a GED equivalency class, acquiring child care or securing health services. If one of our in-house programs does not fully address the needs of the tenant or participant, every effort is made to secure the needed service at no or low cost. Program participants meet with the FSS Coordinators bi-monthly to review their no income status.

All federal tenants required to perform HUD mandated community service are identified at the time of program recertification. Each identified household member is notified and registers with the Resident Services Department to receive a referral. Once registered with RD they are either provided with a Community Service work schedule, embark in a job search program or enroll in an education or training class.

**6.0.8 – Crime and Safety Prevention – Attachment h**

The WHA works tirelessly to keep all of the communities safe and secure for the residents. The success that the WHA has experienced is a result of the partnerships that it has cultivated with the Worcester Police Department, the Worcester County District Attorney's Office and its tenant associations.

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

- There is a high incidence of violent and drug related criminal activity in the areas that surround and are adjacent to some of the WHA properties.
- While some residents have expressed concerns for their safety, the majority of residents feel safe and secure when in their apartments or while on WHA property.
- There are people on our waiting lists that refuse to accept units in certain developments due to their perception of drug related criminal activity

ii. The crime prevention activities conducted by the PHA

- Contract with the City of Worcester Police Department for exclusive patrol coverage of Great Brook Valley Apartments
- Contract with independent security firm for security coverage at most WHA senior and mixed housing developments
- Paid WPD details at some locations
- 11 Crime Watch meetings at WHA sites
- WPD Gang Unit organizes sports and recreational activities for the youth at Great Brook Valley
- Regular night time WHA Management visits to both trouble and non troubled sites
- In-house Public Safety Department that investigates both public and leased housing alleged criminal activities
- Structured youth educational/recreational activities sponsored by the WHA and outside agencies
- Regular weekly meetings between WHA Housing Managers and police patrols

iii. Coordination between the PHA and police in carrying out crime prevention measures

- Police provide crime data to housing authority staff for analysis and action
- Police Officers in Public Housing Program – Currently seven officers 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

**6.0.9 – Pets – Attachment i**

To meet the needs of pets, their owners and other residents, the WHA establishing a policy for the peaceful co-existence of all residents and pets. Pets, including cats and dogs that belong to a tenant's guest, are permitted in accordance with the individual guidelines for the housing program's pet policy. The guest pet may not stay longer than the tenant's Lease provision for the owner/guest.

In family developments, one pet in a cage or tank is permitted. Dogs and cats are prohibited in family developments, although, with proper medical documentation, these pets may be allowed to assist handicapped tenants and/or guests. Guests may not bring dogs or cats into the developments.

Elderly and/or handicapped families may keep one dog or cat.

**6.10.0 – Civil Rights Certifications – Attachment j**

- Implementing and designing new programs the WHA takes into consideration any impediments to Fair Housing choice.
- The WHA makes reasonable accommodations to ensure equal access to programs for both applicants and current tenants/program participants. The WHA offers alternatives to standard documentation, policies and procedures.
- The WHA works with local housing and human rights to ensure that we meet our Fair Housing objectives.
- In formulating its Annual Plan, the WHA has confer with the City of Worcester's Consolidate Plan .

**6.11.0 Fiscal Audit – Attachment k**

Hurley O'Neil and Company conducted the fiscal audit in July 2008. The audit contained no findings.

**6.12.0 Asset Management – Attachment l**

It is the WHA's intention to maintain all properties in the best possible condition. To that end, WHA will regularly meet with staff and residents to determine what repairs or issues need to be addressed. Some projects may require the employment of outside technical consultants. All of the work will result in the completion and updating of a comprehensive Physical Needs Assessment.

As maintenance an improvement projects become identified, we will use a combination of regular and temporary staff, force account and outside contractors to complete the work. All work is assigned to a project manager and monitored by a modernization committee chaired by WHA supervisors.

The WHA goal is to work in the most efficient and effective manner while delivering a product that enhances the resident's quality of life.

**6.13.0 Violence Against Women Act – Attachment m**

The Violence Against Women Act (VAWA) of 2005 requires the Worcester Housing Authority to describe any goals, objectives, policies or programs that will enable the WHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

- The WHA supports the goals of the VAWA and will comply with its requirements.
- The WHA will administer its federal housing programs in ways that support and protect residents, participants and applicants who may be victims of domestic violence, dating violence, sexual assault and stalking.
- The WHA will not take any adverse action against a resident, participant or applicant solely on the basis of his/her being a victim of domestic violence, dating violence, sexual assault and stalking or threats of domestic violence, dating violence, sexual assault and stalking.
- The WHA will not subject a victim of domestic violence, dating violence, sexual assault and stalking to a more demanding standard for lease compliance than other residents.
- The WHA has notified its current and will notify its Section 8 Housing Choice Voucher landlords of the VAWA requirements.
- The WHA will continue to notify its new voucher participants and tenants of their rights and responsibilities under the VAWA through new tenant orientations and existing tenant re-certification processes.
- The WHA will continue its partnerships with the Worcester County District Attorney's Office, the Worcester Police Department Domestic Violence Unit and Daybreak Services (a local DV service) relative to domestic violence issues.
- The WHA will continue in its effort to educate families about domestic violence, dating violence, sexual assault and stalking through its crime prevention meetings and other tenant forums.

**11.0. f - Resident Advisory Board Comments – Attachment n**

- RAB requested that it be involved in the new applicant screening process
- RAB requested that it have access to new tenants CORI information if issues occur with tenant
- RAB requested that it review all transfer requests
- RAB requested that it interview all potential hires and make recommendations to Executive Director on which applicant to hire
- RAB requested that it be allowed to prioritize CFP projects

The WHA took into consideration the comments that the RAB had relative to access to CORI information and participating in the screening process for new applicants and also for transfer applicants. The WHA explained to the RAB that all individuals that are seeking housing or who are currently in housing expect that the personal information that they provide is kept confidential

The WHA explained that there are only certain individuals within the organization that are authorized to review CORI information. A presentation was made to the RAB by the Director of Admissions that explained the screening process and the steps that the WHA goes through in order to identify unqualified applicants.

The RAB was reminded that all new hires that have a relationship and direct contact with tenants are interviewed by the RAB.

The RAB was reminded that all tenants are asked to participate in the capital planning process and that many of their suggestions are incorporated into the CFP grant request. The RAB was told that certain issues require specific construction knowledge and that most PHA employees do not possess that skill and that the prioritization of projects would remain a function of WHA management.

# Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name: Worcester Housing Authority | | | | ☒ **Original 5-Year Plan** ☐ **Revision No:** | |
|---|---|---|---|---|---|
| Development AMP Number/Name/HA-Wide | Year 1 2009 | Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2011 | Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2012 | Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2013 | Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2014 |
| **PHA AMP Wide** | Annual Statement | $361,402 | $361,402 | $361,402 | $361,402 |
| AMP 1-GBV | | $1,537,783 | $1,699,444 | $2,011,930 | $1,589,304 |
| AMP 2-Addison | | $8,612 | $8,687 | $10,908 | $8,845 |
| AMP 3-Mill, Pond, May | | $32,279 | $32,821 | $37,664 | $33,954 |
| AMP 5-275 Pleasant | | $36,241 | $37,024 | $56,610 | $38,660 |
| AMP 6-Wellington, Murray | | $155,453 | $328,911 | $705,399 | $250,911 |
| AMP 8-11 Lake Ave | | $122,659 | $77,937 | $40,437 | $36,930 |
| AMP 11-Hooper, N. Providence | | $442,896 | $276,089 | $114,641 | $294,950 |
| AMP 12-Belmont St. | | $144,952 | $234,121 | $160,761 | $243,148 |
| AMP 13-1060 & 1050 Main Street | | $293,581 | $43,441 | $60,979 | $720,406 |
| AMP 17-Southwest & Lewis Street | | $14,356 | $14,479 | $16,752 | $14,742 |
| AMP 18-425 Pleasant | | $463,808 | $499,666 | $36,539 | $20,770 |
| CFP Funds Listed for 5-year planning | | $3,614,022 | $3,614,022 | $3,614,022 | $3,614,022 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

| Activities for Year 1 2008 | | Activities for Year : 2 FFY Grant: 2010 PHA FY: 2011 | | | | Activities for Year: 3 FFY Grant: 2011 PHA FY: 2012 | | |
|---|---|---|---|---|---|---|---|---|
| | **AMP # Development Name** | **Major Work Categories** | | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | | **Estimated Cost** |
| **See** | **PHA Wide** | Admin | 1410 | $361,402 | **PHA Wide** | Admin | 1410 | $361,402 |
| **Annual Statement** | AMP 1-GBV | Operations | 1406 | $50,805 | AMP 1-GBV | Operations | 1406 | $50,805 |
| | | Police Contract & Detail | 1408 | $248,161 | | Police Contract & Detail | 1408 | $255,606 |
| | | Security Design & Kitchen, Bath Renovations | 1430 | $90,000 | | Step-Up Landscape | 1450 | $363,908 |
| | | Step-Up Landscape | 1450 | $353,309 | | Electrical/Kitchen & Bath /Soil Pipe/Energy/Screen Doors | 1460 | $357,044 |
| | | Electrical/Soil Pipe/Energy/ Kitchen & Bath | 1460 | $242,481 | | Step-Up Apartment Prep | 1460 | $457,507 |
| | | Step-Up Apartment Prep | 1460 | $355,950 | | Security System & Lights | 1470 | $170,536 |
| | | Security System & Lights | 1470 | $153,579 | | Snow Equip/EMS Equip/ Expendable Equipment | 1475 | $44,038 |
| | | Snow Equip/EMS Equip/ Expendable Equipment | 1475 | $43,498 | | | | |
| | AMP 2-Addison | Operations | 1406 | $6,096 | AMP 2-Addison | Operations | 1406 | $6,096 |
| | | Energy | 1460 | $2,516 | | Energy | 1460 | $2,591 |
| | AMP 3-Mill, Pond, May | Operations | 1406 | $14,225 | AMP 3-Mill, Pond, May | Operations | 1406 | $14,225 |
| | | Step-Up Landscape | 1450 | $12,183 | | Step-Up Landscape | 1450 | $12,549 |
| | | Energy | 1460 | $5,871 | | Energy | 1460 | $6,047 |
| | AMP 5-275 Pleasant | Operations | 1406 | $10,160 | AMP 5-275 Pleasant | Operations | 1406 | $10,160 |
| | | Police Detail | 1408 | $21,888 | | Police Detail | 1408 | $22,545 |
| | | Energy | 1460 | $4,193 | | Energy | 1460 | $4,319 |
| | AMP 6-Wellington, Murray | Operations | 1406 | $36,579 | AMP 6-Wellington, Murray | Operations | 1406 | $36,579 |
| | | Police Detail | 1408 | $43,777 | | Police Detail | 1408 | $45,090 |
| | | Wellington Boiler | 1430 | $60,000 | | Asbestos/Kitchen/Energy | 1460 | $247,242 |
| | | Energy | 1460 | $15,097 | | | | |
| | AMP 8-11 Lake Ave | Operations | 1406 | $10,161 | AMP 8-11 Lake Ave | Operations | 1406 | $10,161 |
| | | Step-Up Landscape | 1450 | $20,305 | | Step-Up Landscape | 1450 | $20,914 |
| | | Energy/Fire Alarm | 1460 | $92,193 | | Energy | 1460 | $4,319 |
| | | | | | | Vehicle | 1475 | $42,543 |
| | AMP 11-Hooper, N. Providence | Operations | 1406 | $15,688 | AMP 11-Hooper, N. Providence | Operations | 1406 | $15,688 |
| | | Unit & Building Modernization | 1430 | $70,000 | | Step-Up Landscape | 1450 | $20,914 |
| | | Step-Up Landscape/Site Improve | 1450 | $67,805 | | Unit &Bath Renovation/ Energy/Bath Floor Frame/ Building Shell | 1460 | $239,487 |
| | | Unit &Bath Renovation/Energy | 1460 | $289,403 | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | AMP 12-Belmont St. | Operations<br>Police Detail<br>Fire Alarm Upgrade/Energy | 1406<br>1408<br>1460 | $30,483<br>$21,888<br>$92,581 | AMP 12-Belmont St. | Operations<br>Police Detail<br>504 Unit Conversion/ Energy | 1406<br>1408<br>1460 | $30,483<br>$22,545<br>$181,093 |
| | AMP 13-1060 & 1050 Main Street | Operations<br>Roof<br>Energy/504 Compliance<br>Vehicle | 1406<br>1430<br>1460<br>1475 | $30,483<br>$10,000<br>$212,581<br>$40,517 | AMP 13-1060 & 1050 Main Street | Operations<br>Energy | 1406<br>1460 | $30,483<br>$12,958 |
| | AMP 17-Southwest & Lewis Street | Operations<br>Energy | 1406<br>1460 | $10,160<br>$4,196 | AMP 17-Southwest & Lewis Street | Operations<br>Energy | 1406<br>1460 | $10,160<br>$4,319 |
| | AMP 18-425 Pleasant | Operations<br>Kitchen Modernization/Energy<br>Relocation | 1406<br>1460<br>1495 | $10,160<br>$448,148<br>$5,500 | AMP 18-425 Pleasant | Operations<br>Kitchen Modernization/ Energy<br>Relocation | 1406<br>1460<br>1495 | $10,160<br>$483,824<br>$5,682 |
| Total CFP Estimated Cost | | | | $3,614,022 | | | | $3,614,022 |

Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

| | Activities for Year : 4<br>FFY Grant: 2012<br>PHA FY: 2013 | | | | Activities for Year: 5<br>FFY Grant: 2013<br>PHA FY: 2014 | | |
|---|---|---|---|---|---|---|---|
| **AMP Number Development Name** | **Major Work Categories** | | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | | **Estimated Cost** |
| **PHA Wide** | Admin | 1410 | $361,402 | **PHA Wide** | Admin | 1410 | $361,402 |
| AMP 1-GBV | Operations<br>Police Contract & Detail<br>PNA<br>Step-Up Landscape<br>Electrical/Kitchen& Bath /Soil Pipe/Lights/Energy/Screen door<br>Step-Up Apartment Prep<br>Security System & Lights<br>Computer/Vehicle/Expendable & Snow Equipment/EMS | 1406<br>1408<br>1430<br>1450<br><br>1460<br>1460<br>1470<br><br>1475 | $50,805<br>$263,274<br>$7,143<br>$374,826<br><br>$566,724<br>$474,958<br>$176,680<br><br>$97,520 | AMP 1-GBV | Operations<br>Police Contract & Detail<br>Step-Up Landscape/Site Improvements<br>Energy<br>Step-Up Apartment Prep<br>Security Lights<br>Expendable & Snow Equipment/ EMS | 1406<br>1408<br><br>1450<br>1460<br>1460<br>1470<br><br>1475 | $50,805<br>$271,172<br><br>$686,071<br>$22,912<br>$489,207<br>$24,099<br><br>$45,038 |
| AMP 2-Addison | Operations<br>PNA<br>Energy | 1406<br>1430<br>1460 | $6,096<br>$2,143<br>$2,669 | AMP 2-Addison | Operations<br>Energy | 1406<br>1460 | $6,096<br>$2,749 |
| AMP 3-Mill, Pond, May | Operations<br>PNA<br>Step-Up Landscape<br>Energy | 1406<br>1430<br>1450<br>1460 | $14,225<br>$4,285<br>$12,925<br>$6,229 | AMP 3-Mill, Pond, May | Operations<br>Step-Up Landscape<br>Energy | 1406<br>1450<br>1460 | $14,225<br>$13,313<br>$6,416 |
| AMP 5-275 Pleasant | Operations<br>Police Detail<br>PNA/Security Design<br>Energy<br>Computer | 1406<br>1408<br>1430<br>1460<br>1475 | $10,160<br>$23,221<br>$15,005<br>$4,449<br>$3,775 | AMP 5-275 Pleasant | Operations<br>Police Detail<br>Energy | 1406<br>1408<br>1460 | $10,160<br>$23,918<br>$4,582 |
| AMP 6-Wellington, Murray | Operations<br>Police Detail<br>PNA/Security Design<br>Kitchen/Storage Doors/Energy<br>Computer | 1406<br>1408<br>1430<br>1460<br>1475 | $36,579<br>$46,443<br>$17,150<br>$600,977<br>$4,250 | AMP 6-Wellington, Murray | Operations<br>Police Detail<br>Energy/Boiler | 1406<br>1408<br>1460 | $36,579<br>$47,836<br>$166,496 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AMP 8-11 Lake Ave | Operations<br>PNA<br>Step-Up Landscape<br>Energy | 1406<br>1430<br>1450<br>1460 | $10,161<br>$4,286<br>$21,541<br>$4,449 | AMP 8-11 Lake Ave | Operations<br>Step-Up Landscape<br>Energy | 1406<br>1450<br>1460 | $10,161<br>$22,187<br>$4,582 |
| AMP 11-Hooper, N. Providence | Operations<br>PNA<br>Step-Up Landscape<br>Energy/Building Shell | 1406<br>1430<br>1450<br>1460 | $15,688<br>$2,143<br>$21,541<br>$75,269 | AMP 11-Hooper, N. Providence | Operations<br>Step-Up Landscape/Site Improvements<br>Energy | 1406<br>1450<br>1460 | $15,688<br>$272,187<br>$7,075 |
| AMP 12-Belmont St. | Operations<br>Police Detail<br>PNA<br>Energy/Fire Alarm<br>Computer | 1406<br>1408<br>1430<br>1460<br>1475 | $30,483<br>$23,221<br>$5,357<br>$92,975<br>$8,725 | AMP 12-Belmont St. | Operations<br>Police Detail<br>Energy/Electrical Load Center | 1406<br>1408<br>1460 | $30,483<br>$23,918<br>$188,747 |
| AMP 13-1060 & 1050 Main Street | Operations<br>PNA/Security Design<br>Energy | 1406<br>1430<br>1460 | $30,483<br>$17,149<br>$13,347 | AMP 13-1060 & 1050 Main Street | Operations<br>Energy/Kitchens/Ext Masonry<br>Vehicles | 1406<br>1460<br>1475 | $30,483<br>$643,913<br>$46,010 |
| AMP 17-Southwest & Lewis Street | Operations<br>PNA<br>Energy | 1406<br>1430<br>1460 | $10,160<br>$2,143<br>$4,449 | AMP 17-Southwest & Lewis Street | Operations<br>Energy | 1406<br>1460 | $10,160<br>$4,582 |
| AMP 18-425 Pleasant | Operations<br>PNA/Security Design<br>Energy<br>Relocations | 1406<br>1430<br>1460<br>1495 | $10,160<br>$16,078<br>$4,449<br>$5,852 | AMP 18-425 Pleasant | Operations<br>Energy<br>Relocations | 1406<br>1460<br>1495 | $10,160<br>$4,582<br>$6,028 |
| Total CFP Estimated Cost | | | $3,614,022 | | | | $3,614,022 |

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

**Part I: Summary**

| **PHA Name: Worcester Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: MA 06P012501-09 Date of CFFP:<br>Replacement Housing Factor Grant No: | **FFY of Grant: 2009**<br>**FFY of Grant Approval:** |
|---|---|---|

**( X ) Original Annual Statement** **( )Reserve For Disasters/Emergencies** **( ) Revised Annual Statement (Revison No. )**
**( ) 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** | **Revision #1** | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 218,162 | $ - | $ - | $ - |
| 3 | 1408 Management Improvements | $ 225,936 | $ - | $ - | $ - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | $ 361,402 | $ - | $ - | $ - |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 190,000 | $ - | $ - | $ - |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 275,000 | $ - | $ - | $ - |
| 10 | 1460 Dwelling Structures | $ 1,214,798 | $ - | $ - | $ - |
| 11 | 1465.1 Dwelling Equipment --- Non-expendable | $ - | $ - | $ - | $ - |
| 12 | 1470 Non Dwelling Structures | $ 1,059,613 | $ - | $ - | $ - |
| 13 | 1475 Non Dwelling Equipment | $ 63,611 | $ - | $ - | $ - |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ 5,500 | $ - | $ - | $ - |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service paid by PHA | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of D | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant : (Sum of lines 2-19) | $ 3,614,022 | $ - | $ - | $ - |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 22 | Amount of line 20 Related to Section 504 compliance | $ 45,000 | $ - | $ - | $ - |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ 50,000 | $ - | $ - | $ - |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 659,613 | $ - | $ - | $ - |
| 25 | Amount of line 20 Related to Energy Conservation Measu | $ 53,161 | $ - | $ - | $ - |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| | | | |

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

| PHA Name: Worcester Housing Authority | | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250109<br>Replacement Housing Factor Grant No: | | | | Federal FY of Grant:<br>2009 | |
|---|---|---|---|---|---|---|---|
| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | |
| | | | | Original | | Funds Obligated | Funds Expended |
| COCC | PHA AMP Wide | 1410 | 2078 | $ 361,402 | | | |
| AMP 1-GBV | Great Brook Valley | | 525 | $ 2,204,895 | | | |
| AMP 2-Addison | Addison Street | | 50 | $ 7,351 | | | |
| AMP 3-Mill, Pond, May | Mill St., Mill Pond, Mayside | | 121 | $ 17,154 | | | |
| AMP 5-275 Pleasant | 275 Pleasant Street | | 133 | $ 27,794 | | | |
| AMP 6-Wellington, Murray | Wellington, Murray | | 176 | $ 455,194 | | | |
| AMP 8-11 Lake Ave | 11 Lake Avenue | | 199 | $ 22,251 | | | |
| AMP 11-Hooper, N. Provid. | Hooper St, North Providence Street | | 55 | $ 293,917 | | | |
| AMP 12- Belmont St | 40 Belmont Street | | 166 | $ 67,300 | | | |
| AMP 13-1060 & 1050 Main | 1050 Main St, 1060 Main St | | 431 | $ 51,758 | | | |
| AMP 17-Southwest & Lewis | Southwest, Lewis Street | | 27 | $ 12,253 | | | |
| AMP 18-425 Pleasant | 425 Pleasant Street | | 195 | $ 92,753 | | | |
| | | | | | | | |
| | Total CFP FY2009 | | | $ 3,614,022 | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250109<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2009 |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. N | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 1-GBV | Operations | 1406 | 525 | $ 49,262 | | | | |
| AMP 2-Addison | Operations | 1406 | 50 | $ 5,911 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Operations | 1406 | 121 | $ 13,793 | | | | |
| AMP 5-275 Pleasant | Operations | 1406 | 133 | $ 9,851 | | | | |
| AMP 6-Wellington, Murray | Operations | 1406 | 176 | $ 35,467 | | | | |
| AMP 8-11 Lake Ave | Operations | 1406 | 199 | $ 9,851 | | | | |
| AMP 11-Hooper, N. Provid. | Operations | 1406 | 55 | $ 15,211 | | | | |
| AMP 12- Belmont St | Operations | 1406 | 166 | $ 29,556 | | | | |
| AMP 13-1060 & 1050 Main | Operations | 1406 | 431 | $ 29,556 | | | | |
| AMP 17-Southwest & Lewis | Operations | 1406 | 27 | $ 9,852 | | | | |
| AMP 18-425 Pleasant | Operations | 1406 | 195 | $ 9,852 | | | | |
| AMP 1-GBV | Worcester Police Detail | 1408 | 525 | $ 20,174 | | | | |
| AMP 5-275 Pleasant | Worcester Police Detail | 1408 | 133 | $ 5,543 | | | | |
| AMP 6-Wellington, Murray | Worcester Police Detail | 1408 | 176 | $ 11,085 | | | | |
| AMP 12- Belmont St | Worcester Police Detail | 1408 | 166 | $ 5,542 | | | | |
| AMP 1-GBV | Police Contract | 1408 | 525 | $ 183,592 | | | | |
| COCC | Administration | 1410 | 2078 | $ 361,402 | | | | |
| AMP 1-GBV | Security Design | 1430 | 525 | $ 50,000 | | | | |
| AMP 1-GBV | Boiler Room Mezzanine | 1430 | 525 | $ 5,000 | | | | |
| AMP 5-275 Pleasant | Fire Alarm Upgrade | 1430 | 133 | $ 10,000 | | | | |
| AMP 8-11 Lake Ave | Fire Alarm Upgrade | 1430 | 199 | $ 10,000 | | | | |
| AMP 12- Belmont St | 504 Compliance | 1430 | 166 | $ 15,000 | | | | |
| AMP 12- Belmont St | Fire Alarm Upgrade | 1430 | 166 | $ 10,000 | | | | |
| AMP 13-1060 & 1050 Main | 504 Compliance | 1430 | 431 | $ 15,000 | | | | |
| AMP 18-425 Pleasant | 504 Compliance | 1430 | 195 | $ 15,000 | | | | |
| AMP 18-425 Pleasant | Kitchen Modernization | 1430 | 195 | $ 50,000 | | | | |
| AMP 18-425 Pleasant | Fire Alarm Upgrade | 1430 | 195 | $ 10,000 | | | | |
| AMP 11-Hooper, N. Provid. | Site Improvements North & Providence | 1450 | 55 | $ 275,000 | | | | |
| AMP 1-GBV | Electrical Upgrades | 1460 | 525 | $ 178,263 | | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250109<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2009 |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. N | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 1-GBV | Energy Specialist | 1460 | 525 | $ 12,006 | | | | |
| AMP 1-GBV | Roofs | 1460 | 525 | $ 555,791 | | | | |
| AMP 1-GBV | Soil Pipe Repairs | 1460 | 525 | $ 27,583 | | | | |
| AMP 2-Addison | Energy Specialist | 1460 | 50 | $ 1,440 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Energy Specialist | 1460 | 121 | $ 3,361 | | | | |
| AMP 5-275 Pleasant | Energy Specialist | 1460 | 133 | $ 2,400 | | | | |
| AMP 6-Wellington, Murray | Energy Specialist | 1460 | 176 | $ 8,642 | | | | |
| AMP 6-Wellington, Murray | Kitchen Modernization | 1460 | 176 | $ 400,000 | | | | |
| AMP 8-11 Lake Ave | Energy Specialist | 1460 | 199 | $ 2,400 | | | | |
| AMP 11-Hooper, N. Provid. | Energy Specialist | 1460 | 55 | $ 3,706 | | | | |
| AMP 12- Belmont St | Energy Specialist | 1460 | 166 | $ 7,202 | | | | |
| AMP 13-1060 & 1050 Main | Energy Specialist | 1460 | 431 | $ 7,202 | | | | |
| AMP 17-Southwest & Lewis | Energy Specialist | 1460 | 27 | $ 2,401 | | | | |
| AMP 18-425 Pleasant | Energy Specialist | 1460 | 195 | $ 2,401 | | | | |
| AMP 1-GBV | Security Lights | 1470 | 525 | $ 20,800 | | | | |
| AMP 1-GBV | Security Systems | 1470 | 525 | $ 638,813 | | | | |
| AMP 1-GBV | Transformer Repairs | 1470 | 525 | $ 100,000 | | | | |
| AMP 1-GBV | Boiler Room Mezzanine | 1470 | 525 | $ 300,000 | | | | |
| AMP 1-GBV | Vehicle | 1475 | 525 | $ 38,588 | | | | |
| AMP 1-GBV | Expendable Equipment | 1475 | 525 | $ 12,979 | | | | |
| AMP 1-GBV | Snow Removal Equipment | 1475 | 525 | $ 12,044 | | | | |
| AMP 18-425 Pleasant | Relocation Costs | 1495 | 195 | $ 5,500 | | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250109<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2009 |
|---|---|---|

| Development Number<br>Activities | All Fund Obligated<br>( Quarter Ending Date) | | | All Funds Expended<br>( Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA AMP Wide | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 1-GBV | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 2-Addison | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 3-Mill,Mayside, Mill Pond | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 5-275 Pleasant | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 6-Wellington, Murray | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 8-11 Lake Ave | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 11-Hooper, N. Provid. | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 12- Belmont St | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 13-1060 & 1050 Main | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 17-Southwest & Lewis | 7/1/2011 | | | 7/1/2013 | | | |
| AMP 18-425 Pleasant | 7/1/2011 | | | 7/1/2013 | | | |

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Uban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

**Part I: Summary**

| **PHA Name: Worcester Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: MA 06P012501-05 Date of CFFP:<br>Replacement Housing Factor Grant No: | **FFY of Grant: 2005**<br>**FFY of Grant Approval:** |
|---|---|---|

**( ) Original Annual Statement** **( ) Revised Annual Statement (Revision No: 6)**
**(x) Performance And Evaluation Report for period Ending: 10/31/2008** **( ) Final Performance And Evaluation Report**

| Line No | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | **Revision #5** | **Revision #6** | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 136,300 | $ 71,300 | $ 71,300 | $ 71,300 |
| 3 | 1408 Management Improvements | $ 697,915 | $ 697,915 | $ 697,915 | $ 694,349 |
| 4 | 1410 Administration May not exceed 10% of line 21) | $ 374,456 | $ 374,456 | $ 374,456 | $ 374,456 |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 218,000 | $ 218,000 | $ 218,000 | $ 214,763 |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 355,000 | $ 420,000 | $ 420,000 | $ 413,276 |
| 10 | 1460 Dwelling Structures | $ 1,152,901 | $ 1,152,901 | $ 1,152,901 | $ 1,152,894 |
| 11 | 1465.1 Dwelling Equipment - Non-expendable | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 |
| 12 | 1470 Non Dwelling Structures | $ 639,991 | $ 639,991 | $ 639,991 | $ 551,525 |
| 13 | 1475 Non Dwelling Equipment | $ 85,000 | $ 85,000 | $ 85,000 | $ 85,000 |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Dir | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant : (Sum of lines 2-19) | $ 3,744,563 | $ 3,744,563 | $ 3,744,563 | $ 3,642,562 |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 22 | Amount of line 20 Related to Section 504 compliance | $ 474,607 | $ 476,878 | $ 476,878 | $ 476,878 |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ 10,000 | $ 13,325 | $ 13,325 | $ 13,325 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 473,700 | $ 435,725 | $ 435,725 | $ 347,259 |
| 25 | Amount of line 20 Related to Energy Conservation Measur | $ - | $ - | $ - | $ - |

Signature of Executive Director Date

Signature of Public Housing Director Date

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250105<br>Replacement Housing Factor Grant No: 6 | Federal FY of Grant:<br>2005 |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #5 | Revision #6 | Funds Obligated | Funds Expended | |
| PHA Wide | Operations | 1406 | | $ 136,300 | $ 71,300 | $ 71,300 | $ 71,300 | |
| PHA Wide | Plan Room Intern | 1408 | | $ 10,000 | $ 5,028 | $ 5,028 | $ 5,027 | |
| PHA Wide | Worcester Police Detail | 1408 | | $ 170,000 | $ 170,000 | $ 170,000 | $ 170,000 | |
| PHA Wide | Police Contract | 1408 | | $ 160,000 | $ 160,000 | $ 160,000 | $ 160,000 | |
| PHA Wide | Development Officer | 1408 | | $ 37,915 | $ 37,915 | $ 37,915 | $ 37,915 | |
| PHA Wide | Step-Up Program Instructor ( 1pos) | 1408 | | $ 68,000 | $ 64,981 | $ 64,981 | $ 64,981 | |
| PHA Wide | Step-Up Asst. Coordinator Landscape | 1408 | | $ 48,000 | $ 57,200 | $ 57,200 | $ 57,200 | |
| PHA Wide | Step-Up Asst. Coordinator Apt. Prep. | 1408 | | $ 48,000 | $ 57,889 | $ 57,889 | $ 57,889 | |
| PHA Wide | Outreach Coordinator (1 Pos ) | 1408 | | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | |
| PHA Wide | Inventory Specialist | 1408 | | $ 66,474 | $ 48,147 | $ 48,147 | $ 48,147 | |
| PHA Wide | Computer Technician | 1408 | | $ 21,526 | $ 28,748 | $ 28,748 | $ 25,182 | |
| PHA Wide | Computer Software | 1408 | | $ 10,000 | $ 9,813 | $ 9,813 | $ 9,813 | |
| PHA Wide | Mod/Development Staff Training | 1408 | | $ 8,000 | $ 8,194 | $ 8,194 | $ 8,194 | |
| PHA Wide | Administrative Salaries | 1410 | | $ 374,456 | $ 374,456 | $ 374,456 | $ 374,456 | |
| PHA Wide | Admin. Fringe Benefits | 1410 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Electric Progect Engineer | 1430 | | $ 88,000 | $ 88,555 | $ 88,555 | $ 88,555 | |
| PHA Wide | Roof Engineering | 1430 | | $ 5,500 | $ 5,635 | $ 5,635 | $ 2,398 | |
| 12--18 | 504 Unit Conversions | 1430 | | $ 44,500 | $ 44,500 | $ 44,500 | $ 44,500 | |
| PHA Wide | Security Systems | 1430 | | $ 10,000 | $ 13,325 | $ 13,325 | $ 13,325 | |
| 12--6--9 | Exterior Repairs | 1430 | | $ 15,000 | $ 15,000 | $ 15,000 | $ 15,000 | |
| 12--12 | Soil Testing | 1430 | | $ 30,000 | $ 25,453 | $ 25,453 | $ 25,453 | |
| 12--6--9 | Fire Alarm Replecement Design | 1430 | | $ 25,000 | $ 25,532 | $ 25,532 | $ 25,532 | |
| PHA Wide | Step-Up Landscape Program | 1450 | | $ 235,000 | $ 326,781 | $ 326,781 | $ 326,781 | |
| PHA Wide | Step-Up Landscape Foreperson | 1450 | | $ 50,000 | $ 51,378 | $ 51,378 | $ 51,378 | |
| PHA Wide | Force Account Exterior Beautification | 1450 | | $ 50,000 | $ 40,785 | $ 40,785 | $ 34,061 | |
| PHA Wide | Signage | 1450 | | $ 20,000 | $ 1,056 | $ 1,056 | $ 1,056 | |
| PHA Wide | Apartment Prep. Foreperson | 1460 | | $ 34,584 | $ 36,335 | $ 36,335 | $ 36,335 | |
| PHA Wide | Step-Up Apartment Preparation | 1460 | | $ 190,000 | $ 172,188 | $ 172,188 | $ 172,188 | |
| PHA Wide | Step-Up Apart. Prep. Foreperson | 1460 | | $ 50,000 | $ 49,662 | $ 49,662 | $ 49,662 | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250105<br>Replacement Housing Factor Grant No: 6 | Federal FY of Grant:<br>2005 |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #5 | Revision #6 | Funds Obligated | Funds Expended | |
| PHA Wide | Roof Force Account Program | 1460 | | $ 86,277 | $ 82,763 | $ 82,763 | $ 82,763 | |
| PHA Wide | Carbon Monoxide Detectors | 1460 | | $ 182,794 | $ 207,866 | $ 207,866 | $ 207,866 | |
| 12--12 | 504 Unit Conversions Phase Two of Two | 1460 | | $ 360,000 | $ 378,978 | $ 378,978 | $ 378,978 | |
| 12-1 Great Brook | Electrical Upgrades ( 1 two man crew) | 1460 | | $ 179,139 | $ 171,709 | $ 171,709 | $ 171,702 | |
| PHA Wide | Section 504 Compliance | 1460 | | $ 70,107 | $ 53,400 | $ 53,400 | $ 53,400 | |
| PHA Wide | Refrigerators & Stoves | 1465 | | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | |
| PHA Wide | Common Hallway Ventilation Improvement | 1470 | | $ - | $ - | $ - | $ - | |
| 12--13 | Emergency Generator Replacement | 1470 | | $ 120,000 | $ 180,308 | $ 180,308 | $ 180,308 | |
| 12--6 | Fire Alarm System Upgrade | 1470 | | $ 16,291 | $ 12,667 | $ 12,667 | $ 12,667 | |
| 12--9 | Fire Alarm System Upgrade | 1470 | | $ 30,000 | $ 11,291 | $ 11,291 | $ 11,291 | |
| PHA Wide | Security Systems | 1470 | | $ 473,700 | $ 435,725 | $ 435,725 | $ 347,259 | |
| 12--1 | Fiber Optic Security / EMS Backbone | 1470 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Compute Hardware | 1475 | | $ 20,000 | $ 20,000 | $ 20,000 | $ 20,000 | |
| PHA Wide | 2 Vehicles ( Step-Up /Maint. ) | 1475 | | $ 45,000 | $ 45,000 | $ 45,000 | $ 45,000 | |
| PHA Wide | Expendable Equipment | 1475 | | $ 20,000 | $ 20,000 | $ 20,000 | $ 20,000 | |
| PHA Wide | Relocation Cost | 1495 | | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250105<br>Replacement Housing Factor Grant No: **6** | Federal FY of Grant:<br>**2005** |
|---|---|---|

| Development Number<br>Activities | All Fund Obligated<br>( Quarter Ending Date) | | | All Funds Expended<br>( Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | 8/18/2007 | | | 8/18/2009 | | | |
| 12-1 Great Brook | 8/18/2007 | | | 8/18/2009 | | | |
| 12-2 Addison | 8/18/2007 | | | 8/18/2009 | | | |
| 12-3/7 Mill Pond | 8/18/2007 | | | 8/18/2009 | | | |
| 12-4 Mayside | 8/18/2007 | | | 8/18/2009 | | | |
| 12-5 Pleasant | 8/18/2007 | | | 8/18/2009 | | | |
| 12-6 Wellington | 8/18/2007 | | | 8/18/2009 | | | |
| 12-8 Lincoln Park | 8/18/2007 | | | 8/18/2009 | | | |
| 12-9 Murray | 8/18/2007 | | | 8/18/2009 | | | |
| 12-11 Hooper | 8/18/2007 | | | 8/18/2009 | | | |
| 12-12 Belmont | 8/18/2007 | | | 8/18/2009 | | | |
| 12-13 Webster W. | 8/18/2007 | | | 8/18/2009 | | | |
| 12-15 Webster E. | 8/18/2007 | | | 8/18/2009 | | | |
| 12-16 North & Prov. | 8/18/2007 | | | 8/18/2009 | | | |
| 12-17 Southwest | 8/18/2007 | | | 8/18/2009 | | | |
| 12-18 Elm Park | 8/18/2007 | | | 8/18/2009 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

**Part I: Summary**

| **PHA Name: Worcester Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: MA 06P012501-06 Date of CFFP:<br>Replacement Housing Factor Grant No: | **FFY of Grant: 2006**<br>**FFY of Grant Approval:** |
|---|---|---|

**( ) Original Annual Statement** **( ) Revised Annual Statement (Revision No: 3 )**
**(x) Performance And Evaluation Report for period Ending: 10/31/08** **( ) Final Performance And Evaluation Report**

| Line No | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | **Revision #2** | **Revision #3** | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 38,000 | $ 38,000 | $ 38,000 | $ 38,000 |
| 3 | 1408 Management Improvements | $ 610,000 | $ 643,500 | $ 643,500 | $ 623,450 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | $ 350,444 | $ 350,444 | $ 350,444 | $ 350,444 |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 253,535 | $ 240,035 | $ 240,035 | $ 238,545 |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 350,000 | $ 380,000 | $ 380,000 | $ 316,645 |
| 10 | 1460 Dwelling Structures | $ 1,092,888 | $ 1,428,462 | $ 1,428,462 | $ 1,365,905 |
| 11 | 1465.1 Dwelling Equipment --- Non-expendable | $ 75,000 | $ 31,726 | $ 31,726 | $ 31,726 |
| 12 | 1470 Non Dwelling Structures | $ 718,111 | $ 395,811 | $ 395,811 | $ 342,074 |
| 13 | 1475 Non Dwelling Equipment | $ 120,000 | $ 100,000 | $ 100,000 | $ 88,432 |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ - | $ - | $ - | $ - |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service paid by PHA | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Dir | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant : (Sum of lines 2-19) | $ 3,607,978 | $ 3,607,978 | $ 3,607,978 | $ 3,395,221 |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 22 | Amount of line 20 Related to Section 504 compliance | $ 367,888 | $ 834,240 | $ 834,240 | $ 871,793 |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ 20,000 | $ 4,059 | $ 4,059 | $ 4,059 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 378,111 | $ 55,811 | $ 55,811 | $ 38,790 |
| 24 | Amount of line 20 Related to Energy Conservation Measur | $ 84,040 | $ 87,403 | $ 87,403 | $ 87,403 |

Signature of Executive Director Date

Signature of Public Housing Director Date

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250106<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2006** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| PHA Wide | Operations | 1406 | | $ 38,000 | $ 38,000 | $ 38,000 | $ 38,000 | |
| PHA Wide | Worcester Police Detail | 1408 | | $ 170,000 | $ 170,000 | $ 170,000 | $ 161,441 | |
| PHA Wide | Police Contract | 1408 | | $ 160,000 | $ 160,000 | $ 160,000 | $ 160,000 | |
| PHA Wide | Development Officer | 1408 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Step-Up Program Instructor | 1408 | | $ 70,896 | $ 70,896 | $ 70,896 | $ 70,896 | |
| PHA Wide | Step-Up Asst. Coordinator Landscape | 1408 | | $ 53,403 | $ 53,403 | $ 53,403 | $ 53,403 | |
| PHA Wide | Step-Up Asst. Coordinator Apt. Prep. | 1408 | | $ 50,608 | $ 50,608 | $ 50,608 | $ 50,608 | |
| PHA Wide | Outreach Coordinator | 1408 | | $ 53,000 | $ 53,000 | $ 53,000 | $ 52,190 | |
| PHA Wide | Inventory Specialist | 1408 | | $ 52,093 | $ 52,093 | $ 52,093 | $ 53,245 | |
| PHA Wide | Computer Technician | 1408 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Computer Software | 1408 | | $ - | $ 33,500 | $ 33,500 | $ 21,667 | |
| PHA Wide | Mod/Development Staff Training | 1408 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Administrative Salaries | 1410 | | $ 350,444 | $ 350,444 | $ 350,444 | $ 350,444 | |
| PHA Wide | Admin. Fringe Benefits | 1410 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Electric Progect Engineer | 1430 | | $ 65,000 | $ 64,921 | $ 64,921 | $ 64,921 | |
| 12--1 | Soil Pipe Study | 1430 | | $ 15,000 | $ - | $ - | $ - | |
| 12--12 Belmont | Soil Testing | 1430 | | $ - | $ 3,000 | $ 3,000 | $ - | |
| 12--8--15 | Emergency Generator A/E | 1430 | | $ 30,000 | $ 30,000 | $ 30,000 | $ 30,000 | |
| 12--18 Elm Park | Exterior Brick Water Leak Repair | 1430 | | $ 15,000 | $ 31,582 | $ 31,582 | $ 33,092 | |
| PHA Wide | Energy Specialist | 1430 | | $ 84,040 | $ 87,403 | $ 87,403 | $ 87,403 | |
| 12-1 | GBV Site Study | 1430 | | $ 19,495 | $ 14,033 | $ 14,033 | $ 14,033 | |
| PHA Wide | Planning-Blueprints and Duplicating | 1430 | | $ 5,000 | $ 5,037 | $ 5,037 | $ 5,037 | |
| PHA Wide | Security Systems | 1430 | | $ 20,000 | $ 4,059 | $ 4,059 | $ 4,059 | |
| PHA Wide | Step-Up Landscape Program | 1450 | | $ 298,000 | $ 298,000 | $ 298,000 | $ 265,673 | |
| PHA Wide | Step-Up Landscape Foreman | 1450 | | $ 52,000 | $ 52,000 | $ 52,000 | $ 50,972 | |
| 12-3/7 Mill Pond | Exterior Beautification | 1450 | | $ - | $ 30,000 | $ 30,000 | $ - | |
| PHA Wide | Step-Up Apartment Preparation | 1460 | | $ 85,000 | $ 90,627 | $ 90,627 | $ 89,352 | |
| PHA Wide | Step-Up Apartment Foreperson G. | 1460 | | $ 52,000 | $ 60,131 | $ 60,131 | $ 60,131 | |
| PHA Wide | Step-Up Apartment Foreperson L. | 1460 | | $ 36,000 | $ 20,460 | $ 20,460 | $ 20,460 | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250106<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2006** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| PHA Wide | Roofs | 1460 | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | |
| 12--1 Great Brook | Soil Pipe Repairs | 1460 | | $ 87,000 | $ 38,004 | $ 38,004 | $ 38,004 | |
| 12--1 Great Brook | Electrical Upgrades ( 1 two man crew) | 1460 | | $ 220,000 | $ 245,000 | $ 245,000 | $ 168,420 | |
| 12--1 Great Brook | Security Lights | 1460 | | $ 20,000 | $ 20,000 | $ 20,000 | $ 17,745 | |
| 12--1 Great Brook | Unit Ventilation GBV | 1460 | | $ - | $ 20,000 | $ 20,000 | $ - | |
| 12--12 Belmont | Soil Pipe Replacement (basement level) | 1460 | | $ 25,000 | $ - | $ - | $ - | |
| 12--18 Elm Park | 504 Unit Comversion- Phase 1 | 1460 | | $ 367,888 | $ 834,240 | $ 834,240 | $ 871,793 | |
| 12--18 Elm Park | Exterior Masonry Repairs | 1460 | | $ 100,000 | $ - | $ - | $ - | |
| PHA Wide | Refrigerators & Stoves | 1465 | | $ 75,000 | $ 31,726 | $ 31,726 | $ 31,726 | |
| 12--15 Web.Sq. | Common Hallway Window Tint Film | 1470 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Security Systems | 1470 | | $ 358,111 | $ 35,811 | $ 35,811 | $ 21,045 | |
| 12--8--15 | Emergency Generator Replacement | 1470 | | $ 360,000 | $ 360,000 | $ 360,000 | $ 321,029 | |
| PHA Wide | Compute Hardware | 1475 | | $ 20,000 | $ 35,000 | $ 35,000 | $ 30,490 | |
| PHA Wide | 2 Vehicles ( Maintanance ) | 1475 | | $ 45,000 | $ 45,000 | $ 45,000 | $ 45,000 | |
| PHA Wide | Expendable Equipment | 1475 | | $ 20,000 | $ 20,000 | $ 20,000 | $ 12,942 | |
| PHA Wide | Snow Removal Equipment | 1475 | | $ 20,000 | $ - | $ - | $ - | |
| PHA Wide | Electric Car | 1475 | | $ 15,000 | $ - | $ - | $ - | |
| | | | | $ 3,607,978 | $ 3,607,978 | $ 3,607,978 | $ 3,395,221 | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250106<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2006 |
|---|---|---|

| Development Number<br>Activities | All Fund Obligated<br>( Quarter Ending Date) | | | All Funds Expended<br>( Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | 7/18/2008 | | | 7/18/2010 | | | |
| 12-1 Great Brook | 7/18/2008 | | | 7/18/2010 | | | |
| 12-2 Addison | 7/18/2008 | | | 7/18/2010 | | | |
| 12-3/7 Mill Pond | 7/18/2008 | | | 7/18/2010 | | | |
| 12-4 Mayside | 7/18/2008 | | | 7/18/2010 | | | |
| 12-5 Pleasant | 7/18/2008 | | | 7/18/2010 | | | |
| 12-6 Wellington | 7/18/2008 | | | 7/18/2010 | | | |
| 12-8 Lincoln Park | 7/18/2008 | | | 7/18/2010 | | | |
| 12-9 Murray | 7/18/2008 | | | 7/18/2010 | | | |
| 12-11 Hooper | 7/18/2008 | | | 7/18/2010 | | | |
| 12-12 Belmont | 7/18/2008 | | | 7/18/2010 | | | |
| 12-13 Webster W. | 7/18/2008 | | | 7/18/2010 | | | |
| 12-15 Webster E. | 7/18/2008 | | | 7/18/2010 | | | |
| 12-16 North & Prov. | 7/18/2008 | | | 7/18/2010 | | | |
| 12-17 Southwest | 7/18/2008 | | | 7/18/2010 | | | |
| 12-18 Elm Park | 7/18/2008 | | | 7/18/2010 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

**Part I: Summary**

| **PHA Name: Worcester Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: MA 06P012501-07 Date of CFFP:<br>Replacement Housing Factor Grant No: | **FFY of Grant: 2007**<br>**FFY of Grant Approval:** |
|---|---|---|

**( ) Original Annual Statement** **( )Reserve For Disasters/Emergencies** **(X ) Revised Annual Statement (Revision No: 2 )**
**( ) Performance And Evaluation Report for period Ending: 10/31/08** **( ) Final Performance And Evaluation Report**

| Line No | Summarry by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | **Revision #1** | **Revision #2** | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 68,000 | $ 291,383 | $ 68,000 | $ 2,954 |
| 3 | 1408 Management Improvements | $ 501,654 | $ 313,400 | $ 94,331 | $ 51,063 |
| 4 | 1410 Administration (may not exceed 10% o fline 21) | $ 369,664 | $ 369,664 | $ 369,664 | $ 369,664 |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 275,765 | $ 98,000 | $ 71,000 | $ 58,445 |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 359,705 | $ 334,470 | $ 89,155 | $ 64,414 |
| 10 | 1460 Dwelling Structures | $ 1,656,852 | $ 1,473,068 | $ 670,695 | $ 583,276 |
| 11 | 1465.1 Dweling Equipment --- Non-expendable | $ 78,000 | $ - | $ - | $ - |
| 12 | 1470 Non Dwelling Structures | $ 290,000 | $ 730,863 | $ - | $ - |
| 13 | 1475 Non Dwelling Equipment | $ 92,000 | $ 80,792 | $ 32,500 | $ 26,076 |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service paid by PHA | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of D | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant: (Sum of lines 2-19) | $ 3,696,640 | $ 3,696,640 | $ 1,400,345 | $ 1,160,892 |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 21 | Amount of line 20 Related to Section 504 Compliance | $ 568,216 | $ 291,310 | $ 111,180 | $ 189,454 |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ - | $ - | $ - | $ - |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 290,000 | $ 730,863 | $ - | $ - |
| 25 | Amount of line 20 Related to Energy Conservation Measu | $ 131,165 | $ 131,165 | $ 71,900 | $ 117,623 |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250107<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2007** |
|---|---|---|

| Development Number Name-WHA- Wi Activities | General Description of Major Work Categories | Dev. Acct. No | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| PHA Wide | Operations | 1406 | | $ 68,000 | $ 1,622 | $ 1,622 | $ 2,771 | |
| 12-1 | Operations | 1406 | | $ - | $ 65,427 | $ 33,378 | $ 183 | |
| 12-2 | Operations | 1406 | | $ - | $ 7,850 | $ - | $ - | |
| 12-3 | Operations | 1406 | | $ - | $ 5,678 | $ - | $ - | |
| 12-4 | Operations | 1406 | | $ - | $ 7,145 | $ - | $ - | |
| 12-7 | Operations | 1406 | | $ - | $ 5,496 | $ - | $ - | |
| 12-5 | Operations | 1406 | | $ - | $ 13,085 | $ 1,000 | $ - | |
| 12-6 | Operations | 1406 | | $ - | $ 14,132 | $ 1,500 | $ - | |
| 12-9 | Operations | 1406 | | $ - | $ 32,975 | $ 4,000 | $ - | |
| 12-8 | Operations | 1406 | | $ - | $ 13,085 | $ 1,500 | $ - | |
| 12-11 | Operations | 1406 | | $ - | $ 9,495 | $ - | $ - | |
| 12-16 | Operations | 1406 | | $ - | $ 10,708 | $ - | $ - | |
| 12-12 | Operations | 1406 | | $ - | $ 39,257 | $ 20,000 | $ - | |
| 12-13 | Operations | 1406 | | $ - | $ 21,591 | $ 3,500 | $ - | |
| 12-15 | Operations | 1406 | | $ - | $ 17,666 | $ - | $ - | |
| 12-17 | Operations | 1406 | | $ - | $ 11,777 | $ - | $ - | |
| 12-22 | Operations | 1406 | | $ - | $ 1,308 | $ - | $ - | |
| 12-18 | Operations | 1406 | | $ - | $ 13,086 | $ 1,500 | $ - | |
| PHA Wide | Worcester Police Detail | 1408 | | $ 156,100 | $ - | $ - | $ - | |
| 12-1 | Worcester Police Detail | 1408 | | $ - | $ 74,366 | $ 19,500 | $ - | |
| 12-5 | Worcester Police Detail | 1408 | | $ - | $ 20,433 | $ 4,260 | $ - | |
| 12-6 | Worcester Police Detail | 1408 | | $ - | $ 26,564 | $ 3,860 | $ - | |
| 12-9 | Worcester Police Detail | 1408 | | $ - | $ 14,303 | $ 1,800 | $ - | |
| 12-12 | Worcester Police Detail | 1408 | | $ - | $ 20,434 | $ 1,800 | $ - | |
| PHA Wide | Police Contract | 1408 | | $ 157,300 | $ - | $ - | $ - | |
| 1-Dec | Police Contract | 1408 | | $ - | $ 157,300 | $ 63,111 | $ 51,063 | |
| PHA Wide | Step Up Program Instructor | 1408 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Energy Specialist | 1408 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Step Asst. Coordinator Apt. Prep. | 1408 | | $ 54,080 | $ - | $ - | $ - | |
| PHA Wide | Outreach Coordinator | 1408 | | $ 11,024 | $ - | $ - | $ - | |
| PHA Wide | Inventory Specialist | 1408 | | $ 41,554 | $ - | $ - | $ - | |
| PHA Wide | Computer Software | 1408 | | $ 79,096 | $ - | $ - | $ - | |
| PHA Wide | Mod/Development Staff Trainning | 1408 | | $ 2,500 | $ - | $ - | $ - | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250107<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2007** |
|---|---|---|

| Development Number Name-WHA- Wi Activities | General Description of Major Work Categories | Dev. Acct. No | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| PHA Wide | Administrative Salaries | 1410 | | $ 369,664 | $ - | $ - | $ - | |
| COCC | Administrative | 1410 | | $ - | $ 369,664 | $ 369,664 | $ 369,664 | |
| PHA Wide | Admin. Fringe Benefits | 1410 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Electric Progect Engineer | 1430 | | $ 93,600 | $ - | $ - | $ - | |
| PHA Wide | Energy Specialist | 1430 | | $ 84,165 | $ - | $ - | $ - | |
| PHA Wide | 504 Compliance | 1430 | | $ 33,000 | $ - | $ - | $ - | |
| 12-12 | 504 Compliance | 1430 | | $ - | $ 9,000 | $ - | $ - | |
| 12-15 | 504 Compliance | 1430 | | $ - | $ 9,000 | $ - | $ - | |
| 12-18 | 504 Compliance | 1430 | | $ - | $ 9,000 | $ - | $ - | |
| 12-8 | Emergency Generator Replacement | 1430 | | $ - | $ 5,000 | $ 5,000 | $ 1,374 | |
| 12-15 | Emergency Generator Replacement | 1430 | | $ - | $ 5,000 | $ 5,000 | $ 1,373 | |
| 12-1 | Transformer AE | 1430 | | $ - | $ - | $ - | $ - | |
| 12-1 | Site Study | 1430 | | $ 15,000 | $ 5,000 | $ 5,000 | $ - | |
| 12-18 | 504 Unit Conversion | 1430 | | $ 15,000 | $ 15,000 | $ 15,000 | $ 14,698 | |
| 12-6/9/18 | Exterior Repairs | 1430 | | $ 35,000 | $ 65 | $ 65 | $ 65 | |
| 12-5 | Exterior Repairs | 1430 | | $ - | $ 672 | $ 672 | $ 672 | |
| 12-6 | Exterior Repairs | 1430 | | $ - | $ 14,604 | $ 14,604 | $ 14,604 | |
| 12-9 | Exterior Repairs | 1430 | | $ - | $ 8,825 | $ 8,825 | $ 8,825 | |
| 12-13 | Exterior Repairs | 1430 | | $ - | $ 1,030 | $ 1,030 | $ 1,030 | |
| 12-15 | Exterior Repairs | 1430 | | $ - | $ 708 | $ 708 | $ 708 | |
| 12-18 | Exterior Repairs | 1430 | | $ - | $ 15,096 | $ 15,096 | $ 15,096 | |
| PHA Wide | Step-Up Landscape Program | 1450 | | $ 186,105 | $ - | $ - | $ - | |
| 12-1 | Step-Up Landscape Program | 1450 | | $ - | $ 247,488 | $ 79,155 | $ 41,153 | |
| 12-3 | Step-Up Landscape Program | 1450 | | $ - | $ 2,560 | $ - | $ 90 | |
| 12-4 | Step-Up Landscape Program | 1450 | | $ - | $ 3,414 | $ - | $ - | |
| 12-7 | Step-Up Landscape Program | 1450 | | $ - | $ 2,560 | $ - | $ 78 | |
| 12-8 | Step-Up Landscape Program | 1450 | | $ - | $ 14,224 | $ - | $ - | |
| 12-11 | Step-Up Landscape Program | 1450 | | $ - | $ 5,690 | $ - | $ - | |
| 12-17 | Step-Up Landscape Program | 1450 | | $ - | $ 8,534 | $ - | $ - | |
| PHA Wide | Step-Up Landscape Instructor | 1450 | | $ 72,100 | $ - | $ - | $ - | |
| PHA Wide | Step-Up Landscape Coordinator | 1450 | | $ 51,500 | $ - | $ - | $ - | |
| 12-1 | Renovate Chino Ave tot Lot | 1450 | | $ 25,000 | $ 15,000 | $ - | $ 10,889 | |
| 12-1 | Site Improvements | 1450 | | $ 20,000 | $ 20,000 | $ - | $ - | |

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

**PHA Name: Worcester Housing Authority**

**Grant Type and Number**
Capital Fund Program Grant No: MA06P01250107
Replacement Housing Factor Grant No: **1**

**Federal FY of Grant:**
**2007**

| Development Number Name-WHA- Wi Activities | General Description of Major Work Categories | Dev. Acct. No | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| 12-6 | Site Improvements | 1450 | | $ - | $ 10,000 | $ 10,000 | $ 12,204 | |
| 12-12 | Water Infiltration | 1450 | | $ 5,000 | $ 5,000 | $ - | $ - | |
| PHA Wide | Step-Up Apartment Preparation | 1460 | | $ 177,306 | $ - | $ - | $ - | |
| 12-1 | Step-Up Apartment Preparation | 1460 | | $ - | $ 233,142 | $ 254,684 | $ 61,894 | |
| 12-18 | Step-Up Apartment Preparation | 1460 | | $ - | $ - | $ - | $ 251 | |
| PHA Wide | Step-Up Apartment Foreperson G. | 1460 | | $ 49,810 | $ - | $ - | $ - | |
| PHA Wide | Step-Up Apartment Foreperson L. | 1460 | | $ 37,440 | $ - | $ - | $ - | |
| PHA Wide | Roofs | 1460 | | $ 104,796 | $ 69,184 | $ 66,583 | $ 69,184 | |
| 12-1 | Roofs | 1460 | | $ - | $ 8,711 | $ - | $ 3,588 | |
| 12-1 | Soil Pipe Repairs | 1460 | | $ 26,000 | $ 26,000 | $ 3,523 | $ 171 | |
| 12-1 | Kitchen Renovations | 1460 | | $ - | $ - | $ - | $ - | |
| 12-1 | Bath & Vent Renovations | 1460 | | $ 47,000 | $ 47,000 | $ 47,000 | $ 76,914 | |
| 12-1 | Electrical Upgrades | 1460 | | $ 164,690 | $ - | $ - | $ - | |
| 12-1 | Transformer Repairs | 1460 | | $ 60,099 | $ 92,399 | $ 30,099 | $ 12,114 | |
| 12-5 | Replace Community Room Doors | 1460 | | $ 7,000 | $ 7,000 | $ - | $ - | |
| 12-5/13 | Replace Roof Exhaust Fans | 1460 | | $ 40,000 | $ - | $ - | $ - | |
| 12-5 | Replace Roof Exhaust Fans | 1460 | | $ - | $ 29,040 | $ 29,040 | $ 13,654 | |
| 12-13 | Replace Roof Exhaust Fans | 1460 | | $ - | $ 26,290 | $ 26,290 | $ 30,213 | |
| 12-15 | Replace Roof Exhaust Fans | 1460 | | $ - | $ 12,750 | $ 12,750 | $ 1,147 | |
| 12-6/15 | Replace Lobby Tile | 1460 | | $ - | $ - | $ - | $ - | |
| 12-18 | Exterior Masonary Repair | 1460 | | $ 382,995 | $ 482,995 | $ 1,000 | $ 23,938 | |
| 12-11 | Roof Replacement | 1460 | | $ 39,500 | $ 54,000 | $ 54,000 | $ 41,162 | |
| 12-16 | Roofs | 1460 | | $ - | $ 22,146 | $ 22,146 | | |
| 12-13 | Roofs | 1460 | | $ - | $ 28,936 | $ 2,500 | $ 33,581 | |
| 12-1 | Energy Specialist | 1460 | | $ - | $ 19,004 | $ 5,700 | $ 19,182 | |
| 12-2 | Energy Specialist | 1460 | | $ - | $ 2,280 | $ 700 | $ 1,376 | |
| 12-3 | Energy Specialist | 1460 | | $ - | $ 1,650 | $ 500 | $ 221 | |
| 12-4 | Energy Specialist | 1460 | | $ - | $ 2,075 | $ 600 | $ 199 | |
| 12-7 | Energy Specialist | 1460 | | $ - | $ 1,596 | $ 500 | | |
| 12-5 | Energy Specialist | 1460 | | $ - | $ 3,801 | $ 1,100 | $ 2,406 | |
| 12-6 | Energy Specialist | 1460 | | $ - | $ 4,105 | $ 1,200 | $ 1,931 | |
| 12-9 | Energy Specialist | 1460 | | $ - | $ 9,578 | $ 2,900 | $ 4,613 | |
| 12-8 | Energy Specialist | 1460 | | $ - | $ 3,801 | $ 1,100 | $ 684 | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250107<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2007** |
|---|---|---|

| Development Number Name-WHA- Wi Activities | General Description of Major Work Categories | Dev. Acct. No | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Revision #2 | Revision #3 | Funds Obligated | Funds Expended | |
| 12-11 | Energy Specialist | 1460 | | $ - | $ 2,758 | $ 800 | | |
| 12-16 | Energy Specialist | 1460 | | $ - | $ 3,110 | $ 900 | | |
| 12-12 | Energy Specialist | 1460 | | $ - | $ 11,403 | $ 3,400 | $ 4,683 | |
| 12-13 | Energy Specialist | 1460 | | $ - | $ 6,272 | $ 1,900 | $ 2,003 | |
| 12-15 | Energy Specialist | 1460 | | $ - | $ 5,131 | $ 1,500 | $ 600 | |
| 12-17 | Energy Specialist | 1460 | | $ - | $ 3,420 | $ 1,000 | $ 2,008 | |
| 12-22 | Energy Specialist | 1460 | | $ - | $ 380 | | | |
| 12-18 | Energy Specialist | 1460 | | $ - | $ 3,801 | $ 1,100 | $ 803 | |
| 12-12 | 504 HP Unit Conversion | 1460 | | $ 55,000 | $ 55,000 | $ 55,000 | $ 55,000 | |
| 12-18 | 504 HP Unit Conversion | 1460 | | $ 465,216 | $ 194,310 | $ 41,180 | $ 119,756 | |
| PHA Wide | Refrigerators & Stoves | 1465 | | $ 78,000 | $ - | $ - | $ - | |
| 12-1 | Security Systems | 1470 | | $ 290,000 | $ 730,863 | $ - | $ - | |
| 12-8/15 | Emergency Generator Replacement | 1470 | | $ - | $ - | $ - | $ - | |
| PHA Wide | Computer Hardware | 1475 | | $ 25,000 | $ 13,792 | $ 13,792 | $ 16,418 | |
| 12-1 | Computer Hardware | 1475 | | $ - | $ - | $ - | $ 190 | |
| 12-12 | Computer Hardware | 1475 | | $ - | $ - | $ - | $ 100 | |
| PHA Wide | Maintenance Vehicles | 1475 | | $ 35,000 | $ - | $ - | $ - | |
| 12-1 | Vehicles | 1475 | | $ - | $ 8,500 | $ 8,500 | $ 7,827 | |
| 12-13 | Vehicles | 1475 | | $ - | $ 26,500 | | | |
| PHA Wide | EMS System | 1475 | | $ 7,500 | $ 7,500 | $ 7,500 | $ 1,541 | |
| PHA Wide | Expendable Equipment | 1475 | | $ 4,500 | $ 4,500 | $ 2,708 | $ - | |
| PHA Wide | Snow Removal Equipment | 1475 | | $ 20,000 | $ 20,000 | $ - | $ - | |
| 12-18 | Relocation Costs | 1495 | | $ - | $ 1,378 | $ 1,378 | $ 1,378 | |
| PHA Wide | Relocation Costs | 1495 | | $ 5,000 | $ 3,622 | $ 3,622 | $ 3,622 | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250107<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2007 |
|---|---|---|

| Development Number<br>Activities | All Fund Obligated ( Quarter Ending Date) | | | All Funds Expended ( Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | 9/12/2009 | | | 9/12/2011 | | | |
| 12-1 Great Brook | 9/12/2009 | | | 9/12/2011 | | | |
| 12-2 Addison | 9/12/2009 | | | 9/12/2011 | | | |
| 12-3/7 Mill Pond | 9/12/2009 | | | 9/12/2011 | | | |
| 12-4 Mayside | 9/12/2009 | | | 9/12/2011 | | | |
| 12-5 Pleasant | 9/12/2009 | | | 9/12/2011 | | | |
| 12-6 Wellington | 9/12/2009 | | | 9/12/2011 | | | |
| 12-8 Lincoln Park | 9/12/2009 | | | 9/12/2011 | | | |
| 12-9 Murray | 9/12/2009 | | | 9/12/2011 | | | |
| 12-11 Hooper | 9/12/2009 | | | 9/12/2011 | | | |
| 12-12 Belmont | 9/12/2009 | | | 9/12/2011 | | | |
| 12-13 Webster W. | 9/12/2009 | | | 9/12/2011 | | | |
| 12-15 Webster E. | 9/12/2009 | | | 9/12/2011 | | | |
| 12-16 North & Prov. | 9/12/2009 | | | 9/12/2011 | | | |
| 12-17 Southwest | 9/12/2009 | | | 9/12/2011 | | | |
| 12-18 Elm Park | 9/12/2009 | | | 9/12/2011 | | | |

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

Part I: Summary

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA 06P012501-09 Date of CFFP:<br>Replacement Housing Factor Grant No: | FFY of Grant: 2009<br>FFY of Grant Approval: |
|---|---|---|

( X ) Original Annual Statement ( )Reserve For Disasters/Emergencies ( ) Revised Annual Statement (Revison No. )
( ) 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 | Revision #1 | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 218,162 | $ - | $ - | $ - |
| 3 | 1408 Management Improvements | $ 225,936 | $ - | $ - | $ - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | $ 361,402 | $ - | $ - | $ - |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 190,000 | $ - | $ - | $ - |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 275,000 | $ - | $ - | $ - |
| 10 | 1460 Dwelling Structures | $ 1,214,798 | $ - | $ - | $ - |
| 11 | 1465.1 Dwelling Equipment --- Non-expendable | $ - | $ - | $ - | $ - |
| 12 | 1470 Non Dwelling Structures | $ 1,059,613 | $ - | $ - | $ - |
| 13 | 1475 Non Dwelling Equipment | $ 63,611 | $ - | $ - | $ - |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ 5,500 | $ - | $ - | $ - |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service paid by PHA | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of D | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant : (Sum of lines 2-19) | $ 3,614,022 | $ - | $ - | $ - |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 22 | Amount of line 20 Related to Section 504 compliance | $ 45,000 | $ - | $ - | $ - |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ 50,000 | $ - | $ - | $ - |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 659,613 | $ - | $ - | $ - |
| 25 | Amount of line 20 Related to Energy Conservation Measu | $ 53,161 | $ - | $ - | $ - |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| Raymond V. Mariano | 1/15/09 | | |

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Worcester Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Activities,Leased Housing Activities and Captital Fund Program Activities

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| Name of Authorized Official | Title |
|---|---|
| Raymond V. Mariano | Executive Director |
| Signature X Raymond V. Mariano | Date January 15, 2009 |

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Worcester Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

| Name of Authorized Official | Title |
|---|---|
| Raymond V. Mariano | Executive Director |

| Signature | Date (mm/dd/yyyy) |
|---|---|
| Raymond V. Mariano | 01/15/2009 |

## PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ 5-Year and/or_X_ Annual PHA Plan for the PHA fiscal year beginning* 4/1/2009 *, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

| Worcester Housing Authority | MA012 |
|---|---|
| PHA Name | PHA Number/HA Code |

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years 20009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| Name of Authorized Official | Title |
|---|---|
| Raymond V. Mariano | Executive Director |
| Signature: Raymond V. Mariano | Date: January 15, 2009 |

# DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

| 1. Type of Federal Action: | 2. Status of Federal Action: | 3. Report Type: |
|---|---|---|
| ☐ a. contract<br>b. grant<br>c. cooperative agreement<br>d. loan<br>e. loan guarantee<br>f. loan insurance | ☐ a. bid/offer/application<br>b. initial award<br>c. post-award | ☐ a. initial filing<br>b. material change<br>**For Material Change Only:**<br>year _____ quarter _____<br>date of last report _____ |

| 4. Name and Address of Reporting Entity: | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: |
|---|---|
| ☐ Prime ☐ Subawardee<br>Tier _____, *if known*:<br><br>**Congressional District**, *if known*: 4c | **Congressional District**, *if known*: |
| **6. Federal Department/Agency:** | **7. Federal Program Name/Description:**<br><br>CFDA Number, *if applicable*: _____ |
| **8. Federal Action Number**, *if known*: | **9. Award Amount**, *if known*:<br>$ |
| **10. a. Name and Address of Lobbying Registrant**<br>(*if individual, last name, first name, MI*): | **b. Individuals Performing Services** (*including address if different from No. 10a*)<br>(*last name, first name, MI*): |
| **11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure. | Signature: Raymond V. Mariano<br>Print Name: Raymond V. Mariano<br>Title: Executive Director<br>Telephone No.: 508-635-3106 Date: 1/15/09 |
| **Federal Use Only:** | Authorized for Local Reproduction<br>Standard Form LLL (Rev. 7-97) |

THE WORCESTER HOUSING AUTHORITY DOES NOT PARTICIPATE IN ANY LOBBYING ACTIVITIES

int.

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program, Capital Fund Program Replacement Housing Factor**
**Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**
**Office of Public and Indian Housing OMB No. 2577-0226**
**Expires 4/30/2011 form HUD-50075.1 (4/2008)**

**Part I: Summary**

| **PHA Name: Worcester Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: MA 06P012501-08 Date of CFFP:<br>Replacement Housing Factor Grant No: | **FFY of Grant: 2008**<br>**FFY of Grant Approval:** |
|---|---|---|

**( ) Original Annual Statement** **( )Reserve For Disasters/Emergencies** **( ) Revised Annual Statement**
**(X ) Performance And Evaluation Report for period Ending:10/31/2008** **( ) Final Performance And Evaluation Report**

| Line No | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | **Original** | **Revision #1** | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | $ 272,759 | $ - | $ - | $ - |
| 3 | 1408 Management Improvements | $ 53,400 | $ - | $ - | $ - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | $ 361,402 | $ - | $ - | $ - |
| 5 | 1411 Audit | $ - | $ - | $ - | $ - |
| 6 | 1415 Liquidated Damages | $ - | $ - | $ - | $ - |
| 7 | 1430 Fees and Costs | $ 200,000 | $ - | $ 3,000 | $ - |
| 8 | 1440 Site Acquisition | $ - | $ - | $ - | $ - |
| 9 | 1450 Site Improvement | $ 395,083 | $ - | $ - | $ - |
| 10 | 1460 Dwelling Structures | $ 2,159,994 | $ - | $ 16,800 | $ - |
| 11 | 1465.1 Dwelling Equipment --- Non-expendable | $ - | $ - | $ - | $ - |
| 12 | 1470 Non Dwelling Structures | $ 81,954 | $ - | $ - | $ - |
| 13 | 1475 Non Dwelling Equipment | $ 84,230 | $ - | $ - | $ - |
| 14 | 1485 Demolition | $ - | $ - | $ - | $ - |
| 15 | 1492 Moving to Work Demonstration | $ - | $ - | $ - | $ - |
| 16 | 1495.1 Relocation Costs | $ 5,200 | $ - | $ 2,000 | $ - |
| 17 | 1499 Development Activities | $ - | $ - | $ - | $ - |
| 18a | 1501 Collaterization or Debt Service paid by PHA | $ - | $ - | $ - | $ - |
| 18ba | 9000 Collaterization or Debt Service paid Via System of D | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | $ - | $ - | $ - | $ - |
| 20 | Amount of Annual Grant : (Sum of lines 2-19) | $ 3,614,022 | $ - | $ 21,800 | $ - |
| 21 | Amount of line 20 Related to LBP Activities | $ - | $ - | $ - | $ - |
| 22 | Amount of line 20 Related to Section 504 Compliance | $ 122,238 | $ - | $ - | $ - |
| 23 | Amount of line 20 Related to Security - Soft Cost | $ - | $ - | $ - | $ - |
| 24 | Amount of line 20 Related to Security - Hard Costs | $ 81,954 | $ - | $ - | $ - |
| 25 | Amount of line 20 Related to Energy Conservation Measu | $ 87,532 | $ - | $ - | $ - |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2008** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. No. | Quantity | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended |
| PHA | PHA AMP Wide | 1410 | 2078 | $ 361,402 | | | |
| AMP 1-GBV | Great Brook Valley | | 525 | $ 1,433,296 | | | |
| AMP 2-Addison | Addison Street | | 50 | $ 22,262 | | | |
| AMP 3-Mill, Pond, May | Mill St., Mill Pond, Mayside | | 121 | $ 41,131 | | | |
| AMP 5-275 Pleasant | 275 Pleasant Street | | 133 | $ 52,393 | | | |
| AMP 6-Wellington, Murray | Wellington, Murray | | 176 | $ 1,129,943 | | | |
| AMP 8-11 Lake Ave | 11 Lake Avenue | | 199 | $ 76,563 | | | |
| AMP 11-Hooper, N. Provid. | Hooper St, North Providence Street | | 55 | $ 54,039 | | | |
| AMP 12- Belmont St | 40 Belmont Street | | 166 | $ 78,586 | | | |
| AMP 13-1060 & 1050 Main | 1050 Main St, 1060 Main St | | 431 | $ 120,812 | | | |
| AMP 17-Southwest & Lewis | Southwest, Lewis Street | | 27 | $ 24,270 | | | |
| AMP 18-425 Pleasant | 425 Pleasant Street | | 195 | $ 219,325 | | | |
| | | | | | | | |
| | Total CFP FY2008 | | | $ 3,614,022 | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2008** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. N | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 1-GBV | Operations | 1406 | 525 | $ 61,588 | | | | |
| AMP 2-Addison | Operations | 1406 | 50 | $ 7,390 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Operations | 1406 | 121 | $ 17,245 | | | | |
| AMP 5-275 Pleasant | Operations | 1406 | 133 | $ 12,317 | | | | |
| AMP 6-Wellington, Murray | Operations | 1406 | 176 | $ 44,343 | | | | |
| AMP 8-11 Lake Ave | Operations | 1406 | 199 | $ 12,317 | | | | |
| AMP 11-Hooper, N. Provid. | Operations | 1406 | 55 | $ 19,018 | | | | |
| AMP 12- Belmont St | Operations | 1406 | 166 | $ 36,953 | | | | |
| AMP 13-1060 & 1050 Main | Operations | 1406 | 431 | $ 36,953 | | | | |
| AMP 17-Southwest & Lewis | Operations | 1406 | 27 | $ 12,317 | | | | |
| AMP 18-425 Pleasant | Operations | 1406 | 195 | $ 12,318 | | | | |
| AMP 1-GBV | Worcester Police Detail | 1408 | 525 | $ 13,006 | | | | |
| AMP 5-275 Pleasant | Worcester Police Detail | 1408 | 133 | $ 3,573 | | | | |
| AMP 6-Wellington, Murray | Worcester Police Detail | 1408 | 176 | $ 7,147 | | | | |
| AMP 12- Belmont St | Worcester Police Detail | 1408 | 166 | $ 3,574 | | | | |
| AMP 1-GBV | Police Contract | 1408 | 525 | $ 26,100 | | | | |
| COCC | Administration | 1410 | 2078 | $ 361,402 | | | | |
| AMP 1-GBV | Physical Needs Assessment | 1430 | 525 | $ 5,000 | | | | |
| AMP 2-Addison | Physical Needs Assessment | 1430 | 50 | $ 1,500 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Physical Needs Assessment | 1430 | 121 | $ 3,000 | | | | |
| AMP 5-275 Pleasant | Physical Needs Assessment | 1430 | 133 | $ 3,000 | | | | |
| AMP 6-Wellington, Murray | Physical Needs Assessment | 1430 | 176 | $ 4,500 | | | | |
| AMP 8-11 Lake Ave | Physical Needs Assessment | 1430 | 199 | $ 3,000 | | | | |
| AMP 11-Hooper, N. Provid. | Physical Needs Assessment | 1430 | 55 | $ 1,500 | | | | |
| AMP 12- Belmont St | Physical Needs Assessment | 1430 | 166 | $ 3,750 | | | | |
| AMP 13-1060 & 1050 Main | Physical Needs Assessment | 1430 | 431 | $ 4,500 | | | | |
| AMP 17-Southwest & Lewis | Physical Needs Assessment | 1430 | 27 | $ 1,500 | | | | |
| AMP 18-425 Pleasant | Physical Needs Assessment | 1430 | 195 | $ 3,750 | | | | |
| AMP 1-GBV | Boiler Room Mezzanine | 1430 | 525 | $ 30,000 | | $ 3,000 | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2008** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. N | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 1-GBV | Transformer A/E | 1430 | 525 | $ 30,000 | | | | |
| AMP 6-Wellington, Murray | Asbestos Specialist | 1430 | 176 | $ 40,000 | | | | |
| AMP 18-425 Pleasant | Exterior Brick Water Leak Repair | 1430 | 195 | $ 35,000 | | | | |
| AMP 13-1060 & 1050 Main | Roof Engineering | 1430 | 431 | $ 5,000 | | | | |
| AMP 1-GBV | Management Office Upgrade | 1430 | 525 | $ 8,250 | | | | |
| AMP 5-275 Pleasant | Management Office Upgrade | 1430 | 133 | $ 3,775 | | | | |
| AMP 6-Wellington, Murray | Management Office Upgrade | 1430 | 176 | $ 4,250 | | | | |
| AMP 12- Belmont St | Management Office Upgrade | 1430 | 166 | $ 8,725 | | | | |
| AMP 1-GBV | Renovate Chino Tot Lot | 1450 | 525 | $ 13,216 | | | | |
| AMP 2-Addison | New picnic tables & benches | 1450 | 50 | $ 3,500 | | | | |
| AMP 1-GBV | Step-Up Landscape Program | 1450 | 525 | $ 329,179 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Step-Up Landscape Program | 1450 | 121 | $ 11,352 | | | | |
| AMP 8-11 Lake Ave | Step-Up Landscape Program | 1450 | 199 | $ 18,918 | | | | |
| AMP 11-Hooper, N. Provid. | Step-Up Landscape Program | 1450 | 55 | $ 18,918 | | | | |
| AMP 1-GBV | Step-Up Apartment Preparation | 1460 | 525 | $ 381,175 | | | | |
| AMP 1-GBV | Roofs | 1460 | 525 | $ 65,000 | | | | |
| AMP 1-GBV | Soil Pipe Repairs | 1460 | 525 | $ 26,780 | | | | |
| AMP 1-GBV | Electrical Upgrades | 1460 | 525 | $ 103,180 | | | | |
| AMP 1-GBV | Transformer Repairs | 1460 | 525 | $ 190,000 | | | | |
| AMP 2-Addison | Ventilation Unit Renovaiton | 1460 | 50 | $ 7,500 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Ventilation Unit Renovaiton | 1460 | 121 | $ 4,000 | | | | |
| AMP 5-275 Pleasant | Install Stainless Steel Splatter Guards | 1460 | 133 | $ 22,000 | | | | |
| AMP 6-Wellington, Murray | Asbestos Removal Phase 1 | 1460 | 176 | $ 94,573 | | | | |
| AMP 6-Wellington, Murray | Kitchen Modernization | 1460 | 176 | $ 62,500 | | | | |
| AMP 6-Wellington, Murray | Replace Lobby VAT | 1460 | 176 | $ 22,500 | | | | |
| AMP 6-Wellington, Murray | Replace Bathroom Fans | 1460 | 176 | $ 23,920 | | | | |
| AMP 6-Wellington, Murray | Exterior Masonry Repair | 1460 | 176 | $ 471,150 | | | | |
| AMP 6-Wellington, Murray | Exterior Masonry Repair | 1460 | 176 | $ 328,080 | | | | |
| AMP 1-GBV | Energy Specialist | 1460 | 525 | $ 19,763 | | | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: **1** | Federal FY of Grant:<br>**2008** |
|---|---|---|

| Development Number Name-WHA- Wide Activities | General Description of Major Work Categories | Dev. Acct. N | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 2-Addison | Energy Specialist | 1460 | 50 | $ 2,372 | | | | |
| AMP 3-Mill,Mayside, Mill Pond | Energy Specialist | 1460 | 121 | $ 5,534 | | | | |
| AMP 5-275 Pleasant | Energy Specialist | 1460 | 133 | $ 3,953 | | | | |
| AMP 6-Wellington, Murray | Energy Specialist | 1460 | 176 | $ 14,230 | | | | |
| AMP 8-11 Lake Ave | Energy Specialist | 1460 | 199 | $ 3,953 | | | | |
| AMP 11-Hooper, N. Provid. | Energy Specialist | 1460 | 55 | $ 6,103 | | | | |
| AMP 12- Belmont St | Energy Specialist | 1460 | 166 | $ 11,859 | | | | |
| AMP 13-1060 & 1050 Main | Energy Specialist | 1460 | 431 | $ 11,859 | | | | |
| AMP 17-Southwest & Lewis | Energy Specialist | 1460 | 27 | $ 3,953 | | | | |
| AMP 18-425 Pleasant | Energy Specialist | 1460 | 195 | $ 3,953 | | | | |
| AMP 6-Wellington, Murray | Ventilation Unit Renovaiton | 1460 | 176 | $ 8,500 | | $ 4,300 | | |
| AMP 8-11 Lake Ave | Ventilation Unit Renovaiton | 1460 | 199 | $ 20,000 | | $ 10,000 | | |
| AMP 11-Hooper, N. Provid. | Ventilation Unit Renovaiton | 1460 | 55 | $ 8,500 | | | | |
| AMP 12- Belmont St | Ventilation Unit Renovaiton | 1460 | 166 | $ 5,000 | | $ 2,500 | | |
| AMP 13-1060 & 1050 Main | Replace Lobby VAT | 1460 | 431 | $ 22,500 | | | | |
| AMP 13-1060 & 1050 Main | Ventilation Unit Renovaiton | 1460 | 431 | $ 40,000 | | | | |
| AMP 17-Southwest & Lewis | Ventilation Unit Renovaiton | 1460 | 29 | $ 6,500 | | | | |
| AMP 18-425 Pleasant | Exterior Masonry Repair | 1460 | 195 | $ 36,866 | | | | |
| AMP 18-425 Pleasant | 504 HP Unit Conversion | 1460 | 195 | $ 122,238 | | | | |
| AMP 1-GBV | Security Systems | 1470 | 525 | $ 61,954 | | | | |
| AMP 1-GBV | Security Lights | 1470 | 525 | $ 20,000 | | | | |
| AMP 1-GBV | Compute Hardware | 1475 | 525 | $ 8,250 | | | | |
| AMP 5-275 Pleasant | Compute Hardware | 1475 | 133 | $ 3,775 | | | | |
| AMP 6-Wellington, Murray | Compute Hardware | 1475 | 176 | $ 4,250 | | | | |
| AMP 12- Belmont St | Compute Hardware | 1475 | 166 | $ 8,725 | | | | |
| AMP 8-11 Lake Ave | Maintenance Vehicle | 1475 | 199 | $ 18,375 | | | | |
| AMP 1-GBV | Maintenance Vehicle | 1475 | 525 | $ 18,375 | | | | |
| AMP 1-GBV | Expendable Equipment | 1475 | 525 | $ 12,480 | | | | |
| AMP 1-GBV | Snow Removal Equipment | 1475 | 525 | $ 10,000 | | | | |

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

| **PHA Name: Worcester Housing Authority** | | **Grant Type and Number**<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: **1** | | | | **Federal FY of Grant:**<br>**2008** | | |
|---|---|---|---|---|---|---|---|---|
| **Development Number Name-WHA- Wide Activities** | **General Description of Major Work Categories** | **Dev. Acct. N** | **Quantity** | **Total Estimated Cost** | | **Total Actual Cost** | | **Status of Work** |
| | | | | Original | | Funds Obligated | Funds Expended | |
| AMP 18-425 Pleasant | Relocation Costs | 1495 | 195 | $ 5,200 | | $ 2,000 | | |

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

| PHA Name: Worcester Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MA06P01250108<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2008 |
|---|---|---|

| Development Number<br>Activities | All Fund Obligated<br>( Quarter Ending Date) | | | All Funds Expended<br>( Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA AMP Wide | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 1-GBV | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 2-Addison | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 3-Mill,Mayside, Mill Pond | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 5-275 Pleasant | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 6-Wellington, Murray | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 8-11 Lake Ave | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 11-Hooper, N. Provid. | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 12- Belmont St | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 13-1060 & 1050 Main | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 17-Southwest & Lewis | 6/13/2010 | | | 6/13/2012 | | | |
| AMP 18-425 Pleasant | 6/13/2010 | | | 6/13/2012 | | | |

**7.0 Hope IV, Mixed Finance Modernization or Development, Demolition/Disposition, Conversion of Public Housing, Homeownership Programs and Project Based vouchers – attachment - w**

7.0. a – Hope IV or Mixed Finance Modernization or Development

At the time of this submission the WHA does not have any plans to apply for Hope IV or Mixed Finance Modernization or Development

7.0.b – Demolition and/or Disposition

At the time of this submission the WHA does not have any plans to apply nor has an application pending for any demo/dispo.

7.0.c – Conversion of Public Housing

At the time of this submission the WHA does not have any plans to convert any public housing units to tenant based assistance

7.0.d – Homeownership

At the time of this submission the WHA does not have any plans to apply for approval of a Public Housing Homeownership program. At the time of this submission the WHA does administer a Section 8 Homeownership program (See attachment x for administrative plan)

7.0.e – Project-based Vouchers

The Worcester Housing Authority's Project Based Program is designated to assist a specific population. The population includes disabled individuals selected by the Department of Mental Health and the Massachusetts Department of Retardation who meets their eligibility requirements. This 300 unit project-based program is generally located in the City of Worcester and its abutting communities and meets the housing needs of the disability community as identified in the consolidated plan of the City of Worcester and the WHA PHA Plan.

**Worcester Housing Authority**
**Housing Choice Voucher Homeownership Program**
**Administrative Plan**

The intent of the Worcester Housing Authority ("WHA") Housing Choice Voucher Homeownership Program ("Program") is to provide families of low-income, disabled families and elderly families who are eligible for Section 8 rental assistance the option of utilizing this assistance in purchasing a home.

The implementation of this option will provide eligible voucher holders the ability to expand their housing opportunities beyond the rental market and use their assistance to purchase homes in the communities of their choice.

The Program provides the potential homebuyer with assistance with the repayment of a mortgage loan for a maximum period of 15 years. There is no term limitation in providing assistance for disabled or elderly families that are eligible for and participate in the Program.

Participation in the Program is strictly voluntary. All participating families must meet the HUD established requirements for admission and participation in the Housing Choice Voucher Rental Program prior to exercising the homeownership option.

Families who wish to exercise the homeownership option must meet all regulatory and discretionary program requirements as set forth in this document.

## Eligibility Requirements for Participation

The WHA will not provide homeownership assistance to a family unless it determines that the family satisfies all of the following initial requirements at commencement of homeownership assistance for the family:

- The family has been admitted to the Section 8 Housing Choice Voucher program
- The family satisfies any first-time homeowner requirements
- The family satisfies the minimum income requirement
- The family satisfies the employment requirement
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of a home
- Except for cooperative members who have acquired cooperative shares prior to commencement of homeownership assistance, the family has entered a contract of sale provision as outlined in this document.

## First-time Homebuyer Requirement

The Program is generally limited to first-time homebuyers and/or a family that owns or is acquiring a home under a WHA approved lease-purchase agreement or through the purchase of shares in a cooperative. (24CFR 982.4)

To qualify as a first-time homebuyer, the family shall not have had an interest in a residence of any family member for at least three years prior to the receipt of homeownership assistance. Additionally, no family member may have a present ownership interest in a second residence while receiving homeownership assistance.

A first-time homebuyer definition includes:

- A single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
- A family that has a member who is disabled and the use of the homeownership option is needed as a reasonable accommodation

## Eligible Units

The homeownership assistance may only be used for the purchase of a one unit property or single dwelling unit in a cooperative or a condominium; both units of a duplex and multi-family homes are not eligible units under the program. An eligible unit may be one that is either currently under construction or an existing structure.

The WHA will not approve the unit for purchase if the WHA has been informed by HUD or any other source that the seller has been disbarred, suspended or subject to limited denial of participation under 24 CFR Part 24.

## Employment Requirement

The statutory employment requirement stipulates that one or more adult members of the family that will own the home is currently employed on a full-time basis, not less than an average of 30 hours a week and has been continuously employed during the year before the receipt of the homeownership assistance.

The employment requirement only applies at the time that the family initially receives homeownership assistance and does not apply to an elderly or disabled family. The WHA may in its discretion determine whether an interruption in employment is considered permissible in satisfying the employment requirement. The WHA may consider successive employment opportunities during the one-year period or self-employment.

The employment requirement does not apply to an elderly or disabled family. Additionally, if a family other than an elderly or disabled family includes a person with disabilities, the WHA will grant an exemption for the employment requirement if it determines that the exemption is needed as a reasonable accommodation.

## Income Requirement

A family may not participate in the HCVHP unless the family's gross income is at least two times the voucher payment standard or any other amount established by HUD. In addition, the adult family members who will own the home must have gross income that is equal to 2,000 hours of annual full-time work at the prevailing Federal minimum wage.

The minimum income requirement will only be used in determining initial program qualification and not as continuing program requirement. The minimum income requirement will only be used again if the family purchases an additional home with Section 8 assistance.

The WHA will not provide homeownership assistance to a family, with the exception of an elderly or disabled family, if welfare assistance is being used to satisfy the minimum income requirement. The WHA will only disregard welfare income as it applies in determining the family's eligibility for program participation. Welfare assistance income will continue to be counted in determining eligibility for admission to the HCVP, calculating the amount of the family's total tenant payment and in calculating the amount of monthly homeownership assistance payment for a family assisted under the homeownership option.

Welfare assistance of an elderly or disabled family will be used in determining the minimum income requirement for homeownership assistance. The use of welfare assistance in determining the minimum income requirement does not apply to families that include a disabled member other than the head of the household or spouse.

## Housing Counseling Requirement

Once the family has been determined eligible to participate in the Program and prior to the commencement of assistance, the family must attend and satisfactorily complete a pre-assistance homeownership and housing counseling program provided for or approved by the WHA. The topics that are to be included in the homeownership and housing counseling program are:

- Home maintenance
- Budgeting and money management

- Credit counseling and credit repair
- How to negotiate the purchase price of a home
- How to obtain homeownership financing and loan preapprovals
- How to find a home
- Fair Housing information

The WHA may also require additional counseling after the commencement of homeownership assistance. If the WHA offers a post-purchase counseling program, it will have the discretion to determine whether the family is required to participate in this type of counseling.

## Financing

All families that are selected to participate in the Program are required to secure their own financing. Voucher HAP funds may not be used to assist with financing costs such as down payment and closing costs. The proposed financing terms must be submitted to and approved by the WHA. The WHA shall determine the affordability of the proposed financing and may disapprove of the proposed financing or refinancing if it determines that the debt is unaffordable to the participating family.

The WHA will take into account family expenses such as childcare, unreimbursed medical expenses, homeownership expenses, and other family expenses as determined by the WHA when determining affordability.

The WHA may review lender qualifications and the terms of the loan before it authorizes the commencement of homeownership assistance. The WHA is not under any obligation to provide assistance if it determines that the lender or the loan terms do not comply with program requirements.

If the purchase of the home is financed with FHA mortgage insurance, the financing is subject to FHA mortgage insurance requirements.

## Down Payment and Closing Costs

The WHA will require that participants of the Program provide a 3% down payment towards the purchase of the home. One per cent of the down payment must come directly from the participant; the other 2% may come from other sources available to the participant.

The participant will also be responsible for the payment of the closing costs or settlement costs that are customarily incurred upon the sale of a property. Closing costs include title insurance fees, escrow fees, attorney costs and other necessary fees associated with the purchase of a home.

## Home Inspections

In accordance with 24 CFR 982.631, the WHA will require that the unit pass both a Housing Quality Standards ("HQS") inspection that will be conducted by the WHA or its designee and an independent professional home inspector selected and paid for by the family.

The WHA will not require that the family use an independent inspector selected by the WHA nor will the inspector be an employee, contractor or any other person under its control. The independent inspector must be qualified to report on property conditions including major building systems and components including:

- Foundation and structure
- Housing interior and exterior
- Roofing
- Plumbing
- Electrical
- Heating systems

The independent inspector must provide a copy of the inspection report to both the family and the WHA. The WHA will not commence with homeownership assistance for the family until the WHA has reviewed the inspection report of the independent inspector and shall have the discretion to disapprove the unit for assistance under the homeownership option because of information contained in the inspection report even if the unit complies with HQS and would be eligible for assistance under the WHA's tenant-based voucher program.

## Contract of Sale

The WHA will not commence with assistance under the homeownership option until the family enters into a contract for sale with the seller and provides the WHA with a copy of the sales contract.

The contract of sale that is entered into between the seller and the family must include:

- The price and other terms of the sale by the seller to the purchaser
- That the purchaser has the right to arrange a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser
- That the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser
- The purchaser is not obligated to pay for any necessary repairs
- A certification from the seller that the seller has not been debarred, suspended or subject to a limited denial of participation under 24 CFR part 24.

## Term of Assistance

The maximum term of homeownership assistance shall be for 15 years if the term of the mortgage is 20 years or more. If the term of the financing is less than 20 years, the maximum term of assistance shall be 10 years.

The maximum term for assistance does not apply to elderly or disabled program participants. The exception to the term limitations for elderly participants only applies if the family qualified as an elderly family at the commencement of the homeownership assistance. In the case of a disabled family, the exception applies if at any time during the receipt of homeownership assistance the family qualifies as a disabled family.

If the family initially qualified as an elderly or disabled family at the commencement of the homeownership assistance and during the course of the homeownership assistance ceases to qualify as an exception family, the maximum term of assistance becomes applicable from the date that homeownership assistance originally commenced.

## Amount of Assistance

The WHA shall pay a monthly homeownership assistance payment on behalf of the family, while the family resides in the home, an outside amount that is equal to the lower of:

- The payment standard minus the total tenant payment or
- The family's monthly homeownership expenses minus the total tenant payment

The payment standard for the family is the lower of:

- The payment standard for the family unit size or
- The payment standard for the size of the home

The payment standard will never be less than the payment standard in effect at the commencement of the initial homeownership assistance.

If the home is located in an exception payment standard area, the WHA will use the appropriate payment standard for the exception payment standard area. The WHA will use the same payment standard schedule, payment standard amounts and subsidy standards for the homeownership option as for the rental voucher program.

## Determination of Homeownership Expenses

The WHA has adopted the following homeownership expenses for the homeowner. These expenses are:

- Principal and interest on initial mortgage debt

- Principal and interest on the refinancing of the mortgage debt
- Mortgage insurance premiums required to finance the purchase or refinancing of the home
- WHA allowance for utilities
- Real estate taxes
- Public assessments on the home
- Home insurance costs
- Allowance for maintenance expenses $50.00
- Allowance for costs of major repairs and replacements $100.00
- Principal and interest of debt incurred to finance major repairs or HC accessibility

If the home is a cooperative or condominium, homeownership expenses may include cooperative or condominium operating charges or maintenance fees assessed by the condominium or cooperative homeownership association.

At its discretion, the WHA will pay homeownership payments either directly to the first mortgage lender or to the family. If the WHA opts to pay the lender directly and the assistance payment exceeds the amount due the lender, the WHA will pay any excess directly to the family.

- The amount of assistance provided to the family less the 10% annual assistance adjustment or
- The difference between the sales price and the purchase price of the home less the costs of any capital expenditures, costs incurred by the family in the sale of the home, the amount of the difference between the sales price and purchase price that is being used, upon sale, towards the purchase of a new home under the Section 8 Homeownership option and any amounts that have been previously recaptured.

## Portability of Homeownership Assistance

A family may qualify to move and purchase a home outside of the WHA's jurisdiction with continued homeownership assistance if the receiving PHA is administering a voucher homeownership program and is accepting new homeownership families.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for and the physical condition of the unit are acceptable

## Continued Assistance Requirements – Family Obligations

The WHA will provide homeownership assistance only while the family is residing in the home. If the family moves out of the home, the WHA will not continue with

homeownership assistance after the month that the family moves out. The family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving homeownership assistance.

The family must comply with any post purchase counseling requirements in effect at the time of the commencement of homeownership assistance. Additionally, the family must comply with the terms of any mortgage securing debt incurred to purchase or refinance the home.

The family must supply the WHA any information that it deems necessary in the administration of the homeownership program.

## Denial or Termination of Homeownership Assistance

The WHA will terminate homeownership assistance and shall deny voucher rental assistance if the participating household is found to be in violations of the provisions set forth in 24 CFR 982.552 (Grounds for denial or termination of assistance) and in 24 CFR 982.553 (Crime by family members). The WHA may also deny or terminate assistance for violation of participate obligations as described I9n 24 CFR 982.551 (Obligations of the participant).

The WHA will terminate voucher homeownership assistance for any member of the family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage.

The WHA may in its discretion permit the family to move to a new unit with continued voucher rental assistance. However, the family must be denied assistance if:

- The family defaulted on an FHA insured mortgage and
- The family fails to demonstrate that it has conveyed title to the home, as required by HUD and that the family has moved from the home within the period established or approved by HUD

## Administrative Fee

The WHA shall be paid the administrative fee described in 24 CFR 982.152 (b) for each month that homeownership assistance is paid by the WHA on behalf of the participant family.

## WHA Discretionary Housing Choice Voucher Homeownership Option Provisions

- Eligible applicants must have successfully completed an initial Section 8 lease prior to participation or have demonstrated that they have met the material terms and conditions of their lease while a tenant in another subsidized program or in a market rent situation.

- The WHA may limit the number of families requesting the homeownership option. In any year, the number of participating families will not exceed ten.
- Successful graduates and current participants of the WHA Family Self Sufficiency program will be given preference over non FSS program participants
- The WHA reserves the right to determine a "permissible interruption" in satisfying the mandatory employment requirement.
- Participating families will be required to successfully complete any post purchase program that the WHA determines is necessary. If a family fails to fulfill its obligation in attending a post-purchase program, the WHA reserves the right to discontinue homeownership assistance.

- The initial search period for participating in the Program will be for 12 months and will commence upon the successful completion of the mandatory first-time homebuyer program.
- If the family is unable to find a home after the initial 12 month search period has lapsed, the family will again be required to participate in a first-time homebuyer program
- Participation in the homeownership program shall continue until such time as the assistance payment amounts to $0 for a period of 6 consecutive months
- If the family defaults on the mortgage, the WHA may provide rental assistance to the family if it determines that the default was through no fault of the participating family.