

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Worcester Housing Authority PHA Code: MA012 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> 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: <u>2082</u> Number of HCV units: <u>1798</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> 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
	PHA 1:				PH HCV
	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	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • 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. <p>(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.</p> <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>7.0.a – See attachment w 7.0.b – See attachment w 7.0.c – See attachment w 7.0.d – See attachment w & x 7.0.e – See attachment w</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> • Attachment n
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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.</p> <ul style="list-style-type: none"> • Attachment o
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> 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.</p> <ul style="list-style-type: none"> • Attachment p
9.0	<p>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.</p>
9.1	<p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 office 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.** PHAs 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) Form 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 through 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 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

6.0.8 – 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 I

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 and 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		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
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	\$300,911
AMP 8-11 Lake Ave		\$372,659	\$77,937	\$40,437	\$426,930
AMP 11-Hooper, N. Providence		\$192,896	\$276,089	\$114,641	\$244,950
AMP 12-Belmont St.		\$144,952	\$234,121	\$160,761	\$243,148
AMP 13-1060 & 1050 Main Street		\$293,581	\$43,441	\$60,979	\$330,406
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/Kitchen Renovation	1460	\$342,193		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	\$39,403				

	AMP 12-Belmont St.	Operations Police Detail Fire Alarm Upgrade/Energy	1406 1408 1460	\$30,483 \$21,888 \$92,581	AMP 12-Belmont St.	Operations Police Detail 504 Unit Conversion/ Energy	1406 1408 1460	\$30,483 \$22,545 \$181,093
	AMP 13-1060 & 1050 Main Street	Operations Roof Energy/504 Compliance Vehicle	1406 1430 1460 1475	\$30,483 \$10,000 \$212,581 \$40,517	AMP 13-1060 & 1050 Main Street	Operations Energy	1406 1460	\$30,483 \$12,958
	AMP 17-Southwest & Lewis Street	Operations Energy	1406 1460	\$10,160 \$4,196	AMP 17-Southwest & Lewis Street	Operations Energy	1406 1460	\$10,160 \$4,319
	AMP 18-425 Pleasant	Operations Kitchen Modernization/Energy Relocation	1406 1460 1495	\$10,160 \$448,148 \$5,500	AMP 18-425 Pleasant	Operations Kitchen Modernization/ Energy Relocation	1406 1460 1495	\$10,160 \$483,824 \$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 FFY Grant: 2012 PHA FY: 2013				Activities for Year: 5 FFY Grant: 2013 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	1406	\$50,805	AMP 1-GBV	Operations	1406	\$50,805
	Police Contract & Detail	1408	\$263,274		Police Contract & Detail	1408	\$271,172
	PNA	1430	\$7,143		Step-Up Landscape/Site Improvements	1450	\$686,071
	Step-Up Landscape	1450	\$374,826		Energy	1460	\$22,912
	Electrical/Kitchen& Bath /Soil Pipe/Lights/Energy/Screen door	1460	\$566,724		Step-Up Apartment Prep	1460	\$489,207
	Step-Up Apartment Prep	1460	\$474,958		Security Lights	1470	\$24,099
	Security System & Lights	1470	\$176,680		Expendable & Snow Equipment/ EMS	1475	\$45,038
	Computer/Vehicle/Expendable & Snow Equipment/EMS	1475	\$97,520				
AMP 2-Addison	Operations	1406	\$6,096	AMP 2- Addison	Operations	1406	\$6,096
	PNA	1430	\$2,143		Energy	1460	\$2,749
	Energy	1460	\$2,669				
AMP 3-Mill, Pond, May	Operations	1406	\$14,225	AMP 3-Mill, Pond, May	Operations	1406	\$14,225
	PNA	1430	\$4,285		Step-Up Landscape	1450	\$13,313
	Step-Up Landscape	1450	\$12,925		Energy	1460	\$6,416
	Energy	1460	\$6,229				
AMP 5-275 Pleasant	Operations	1406	\$10,160	AMP 5-275 Pleasant	Operations	1406	\$10,160
	Police Detail	1408	\$23,221		Police Detail	1408	\$23,918
	PNA/Security Design	1430	\$15,005		Energy	1460	\$4,582
	Energy	1460	\$4,449				
	Computer	1475	\$3,775				
AMP 6- Wellington, Murray	Operations	1406	\$36,579	AMP 6- Wellington, Murray	Operations	1406	\$36,579
	Police Detail	1408	\$46,443		Police Detail	1408	\$47,836
	PNA/Security Design	1430	\$17,150		Kitchen Renovation A/E	1430	\$50,000
	Kitchen/Storage Doors/Energy	1460	\$600,977		Energy/Boiler	1460	\$166,496
	Computer	1475	\$4,250				

AMP 8-11 Lake Ave	Operations	1406	\$10,161	AMP 8-11 Lake Ave	Operations	1406	\$10,161
	PNA	1430	\$4,286		Step-Up Landscape	1450	\$22,187
	Step-Up Landscape	1450	\$21,541		Energy/Kitchen Renovation	1460	\$394,582
	Energy	1460	\$4,449				
AMP 11-Hooper, N. Providence	Operations	1406	\$15,688	AMP 11-Hooper, N. Providence	Operations	1406	\$15,688
	PNA	1430	\$2,143		Site Improvement A/E	1430	\$50,000
	Step-Up Landscape	1450	\$21,541		Step-Up Landscape/Site Improvements	1450	\$172,187
	Energy/Building Shell	1460	\$75,269		Energy	1460	\$7,075
AMP 12-Belmont St.	Operations	1406	\$30,483	AMP 12-Belmont St.	Operations	1406	\$30,483
	Police Detail	1408	\$23,221		Police Detail	1408	\$23,918
	PNA	1430	\$5,357		Energy/Electrical Load Center	1460	\$188,747
	Energy/Fire Alarm	1460	\$92,975				
	Computer	1475	\$8,725				
AMP 13-1060 & 1050 Main Street	Operations	1406	\$30,483	AMP 13-1060 & 1050 Main Street	Operations	1406	\$30,483
	PNA/Security Design	1430	\$17,149		Energy/Kitchens/Ext Masonry	1460	\$253,913
	Energy	1460	\$13,347		Vehicles	1475	\$46,010
AMP 17-Southwest & Lewis Street	Operations	1406	\$10,160	AMP 17-Southwest & Lewis Street	Operations	1406	\$10,160
	PNA	1430	\$2,143		Energy	1460	\$4,582
	Energy	1460	\$4,449				
AMP 18-425 Pleasant	Operations	1406	\$10,160	AMP 18-425 Pleasant	Operations	1406	\$10,160
	PNA/Security Design	1430	\$16,078		Energy	1460	\$4,582
	Energy	1460	\$4,449		Relocations	1495	\$6,028
	Relocations	1495	\$5,852				
Total CFP Estimated Cost			\$3,614,022				\$3,614,022

Part I: Summary

PHA Name: Worcester Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA 06P012501-09 Date of CFFP: Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval:
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Original Annual Statement **Reserve For Disasters/Emergencies** **Revised Annual Statement (Revision No.)**
 Performance And Evaluation Report for period Ending: **Final Performance And Evaluation Report**

Line No	Summary by Development Account	Total Estimated Cost		Total 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
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Worcester Housing Authority			Grant Type and Number			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250109					
			Replacement Housing Factor Grant No:			2009		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250109					
			Replacement Housing Factor Grant No:			2009		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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, Capital Fund Program Replacement Housing Factor
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Affairs 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	FFY of Grant: 2005 FFY of Grant Approval:
	Capital Fund Program Grant No: MA 06P012501-05 Date of CFFP:	
	Replacement Housing Factor Grant No:	

Original Annual Statement **Revised Annual Statement (Revision No: 6)**
 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 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization 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
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Worcester Housing Authority		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No: MA06P01250105						
		Replacement Housing Factor Grant No: 6			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 Replcement 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	

Part I: Summary

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

Original Annual Statement Revised Annual Statement (Revision No: 3)
 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 Collateralization or Debt Service paid by PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization 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
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Worcester Housing Authority			Grant Type and Number			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250106					
			Replacement Housing Factor Grant No: 1			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			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250106					
			Replacement Housing Factor Grant No: 1			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	

Part I: Summary

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

Original Annual Statement Reserve For Disasters/Emergencies Revised Annual Statement (Revision No: 2)
 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 #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% of line 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 Dwelling 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 Collateralization or Debt Service paid by PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization 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
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
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- W 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 Training	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 Capital Fund Program Grant No: MA06P01250107 Replacement Housing Factor Grant No: 1			Federal FY of Grant: 2007			
Development Number Name-WHA- W 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- W 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 Capital Fund Program Grant No: MA06P01250107 Replacement Housing Factor Grant No: 1				Federal FY of Grant: 2007		
Development Number Name-WHA- W 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, 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 Capital Fund Program Grant No: MA 06P012501-09 Date of CFFP: Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval:
--	--	--

Original Annual Statement Reserve For Disasters/Emergencies Revised Annual Statement (Revision No.)
 Performance And Evaluation Report for period Ending: Final Performance And Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total 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 Meas	\$ 53,161	\$ -	\$ -	\$ -

Signature of Executive Director: *Raymond V. Mariano* Date: *1/15/09*

Signature of Public Housing Director: _____ Date: _____

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 Federal agency 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.)

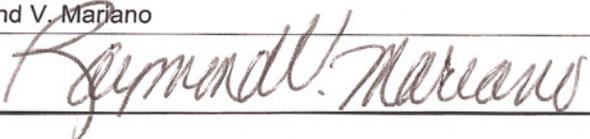
Check here if there are workplaces on file that are not identified on the attached sheets.

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
Raymond V. Mariano

Title
Executive Director

Signature


Date
January 15, 2009

X

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)

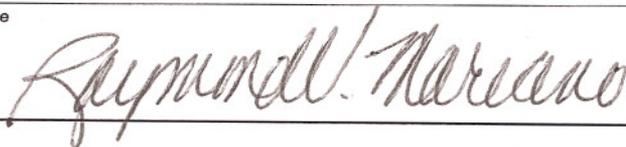
Name of Authorized Official

Raymond V. Mariano

Title

Executive Director

Signature



Date (mm/dd/yyyy)

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 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)

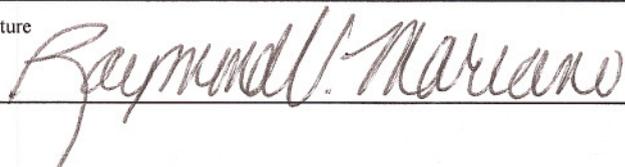
Name of Authorized Official

Title

Raymond V. Mariano

Executive Director

Signature



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: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (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: <u>Raymond V. Mariano</u> Print Name: <u>Raymond V. Mariano</u> Title: <u>Executive Director</u> Telephone No.: <u>508-635-3106</u> Date: <u>1/15/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

THE WORCESTER HOUSING AUTHORITY DOES NOT PARTICIPATE IN ANY LOBBYING ACTIVITIES


 int.

Part I: Summary

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

Original Annual Statement Reserve For Disasters/Emergencies Revised Annual Statement
 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
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Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Worcester Housing Authority			Grant Type and Number			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250108					
			Replacement Housing Factor Grant No: 1			2008		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250108					
			Replacement Housing Factor Grant No: 1			2008		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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			Federal FY of Grant:		
			Capital Fund Program Grant No: MA06P01250108					
			Replacement Housing Factor Grant No: 1			2008		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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				Federal FY of Grant:		
		Capital Fund Program Grant No: MA06P01250108 Replacement Housing Factor Grant No: 1				2008		
Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	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	

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 in 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.