

1.0	<p>PHA Information PHA Name: <u>Medway Housing Authority</u> PHA Code: <u>MA 157</u> 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): <u>07/2010</u></p>
2.0	<p>Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>100</u> Number of HCV units: Number of DHP Vouchers:</p>
3.0	<p>Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>
4.0	<p>PHA Consortia <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p>
5.0	<p>5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>
5.1	<p>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: The Medway Housing Authority (MHA) is committed to providing a full-range of safe, secure, suitable, and appropriate affordable housing opportunities to extremely low, very-low, and low-income family, elderly, and disabled households in a fair manner. The MHA is committed to assisting all residents who are moving from welfare-to-work with affordable housing opportunities that do not act as disincentives to economic advancement. The MHA is committed to improving its federal conventional public housing and attempting to provide and support wider access to affordable housing opportunities throughout the entire community. The MHA is committed to fair and non-discriminatory practices throughout all of its housing programs and activities.</p>
5.2	<p>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 (See 10.0 for Progress Report).</p> <p>HUD STRATEGIC GOAL: INCREASE THE AVAILABILITY OF DECENT, SAFE, AND AFFORDABLE HOUSING.</p> <p>PHA Goal: Expand the supply of assisted housing <u>Objectives:</u></p> <ul style="list-style-type: none"> • Continue to physically improve its federal housing. <p>PHA Goal: Improve the quality of assisted housing <u>Objectives:</u></p> <ul style="list-style-type: none"> • Continue to be high performer in public housing management (Current PHAS score = 94, which indicates a High Performer). • Increase customer satisfaction. • Renovate or modernize public housing units.

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.

PHA Goal: Increase assisted housing choices

Objectives:

- Work with the Medway Affordable Housing Committee on local affordable housing issues.

HUD STRATEGIC GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

PHA Goal: Provide an improved living environment

Objectives:

- Continue to implement public housing security improvements.
- Continue to coordinate public housing security efforts with the Medway Police.
- Continue to coordinate efforts with the local Council on Aging.

HUD STRATEGIC GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Provide a part-time MSW to assist residents with their service needs.

HUD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

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> <ol style="list-style-type: none"> 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. <p>For FY 2010 the MHA is not revising any of its policies governing Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</p>
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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> <ol style="list-style-type: none"> 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. <p>Information regarding Financial Resources is on-file.</p>
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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> <ol style="list-style-type: none"> 3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units. <p>For FY 2010 the MHA is increasing its flat rents by \$50 per unit, which will result in the following new flat rents:</p> <p style="text-align: center;"> 1BR = \$600 2BR = \$800 3BR = \$1,000 4BR = \$1,100 </p>
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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> <ol style="list-style-type: none"> 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. <p>For FY 2010, the MHA anticipates to its operations and management policies, practices, and procedures.</p>
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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> <ol style="list-style-type: none"> 5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. <p>For FY 2010, the MHA is not revising any of its grievance policies or procedures. Grievance policies or procedures will be in accordance with HUD requirements and will remain the same as in FY 2009.</p>
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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> <p>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.</p> <p style="text-align: center;">Not Applicable.</p>
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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> <p>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).</p> <p>There are no Community Service and Self-Sufficiency changes anticipated in 2010.</p>
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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> <p>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.</p> <p>The MHA continues to coordinate public housing security efforts with the Medway Police.</p>
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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> <p>9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.</p> <p>For FY 2010, the MHA is not revising its Pet Policy. The Pet Policy will be in accordance with HUD requirements and will remain the same as in FY 2009.</p>
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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> <p>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.</p> <p>The MHA's Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations, which will be forwarded to HUD after Board approval of the FY 2010 Plan.</p>
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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> <p>11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.</p> <p>The results of the most recent Fiscal Year Audit, dated <u>June 30, 2009</u>, are pending and will be made available for review when it is completed.</p>
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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> <p>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.</p> <p>The MHA has only one development and it will undertake and complete a comprehensive physical needs assessment during 2010.</p>
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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> <p>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.</p> <p>The MHA is committed to complying with federal requirements regarding the Violence against Women’s Act (VAWA). The MHA sent a NOTICE to all federal Public Housing Residents informing them of the VAWA and its provisions. The Resident Notice informs them of their rights under the VAWA to avoid eviction and any other punitive action when activities covered under the Act have occurred. This was done in FY 2008 initially. The MHA established a list of service providers, which are available to provide services to “victims” as covered and defined by VAWA. The MHA will provide this list to any resident requesting information and/or service. This is an on-going part of MHA’s services.</p>
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6.0	<p>PHA Plan Update</p> <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> <p style="text-align: center;">600 Mahan Circle, Medway, MA</p>
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7.0	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 style="text-align: center;">NOT APPLICABLE</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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 style="text-align: center;">The FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1 is attached as Appendix 1 (Electronic File “MA157a01”).</p>
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8.2	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 style="text-align: center;">The FY 2010-2014 Capital Fund Program Five-Year Action Plan HUD-50075.2 is attached as Appendix 2 (Electronic File “MA020a02”).</p>
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8.3	Capital Fund Financing Program (CFFP). <input checked="" 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 style="text-align: center;">NOT APPLICABLE</p>
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9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <p style="text-align: center;">Given the lack of census data since the 2000 census, the overall needs have not changed much since the last Five-Year Plan and the current information on the housing needs of the low-income, very low-income, and extremely low-income families, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing waiting list is on file.</p>
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9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategy 1. Maximize the number of affordable units available for all eligible populations by:

- Employ effective maintenance and management policies.
- Participate on the local Affordable Housing Committee to ensure coordination with broader community strategies.

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

- Working with the local Affordable Housing Committee to increase affordable housing opportunities.

Strategy 3: Target available assistance to families at or below 30 % and 50% of AMI through the Public Housing ACOP.

- Adopt rent policies to support and encourage work.

Strategy 4: Target available assistance to the Elderly and Families with Disabilities by:

- Carry out the accessibility modifications needed in public housing.

Strategy 5: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities with housing needs.

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

- (1) Continued improvements and enhancements to the physical conditions of its housing.**
- (2) Continued to provide for the service needs of its residents through a part-time social worker.**
- (3) Continued to provide security improvements and to closely coordinate safety and crime prevention programs with the Medway Police Dept.**
- (4) Continued to work on the community's overall affordable housing agenda by participating on and working with the Local Affordable Housing Committee.**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"SUBSTANTIAL DEVIATION" OR "SIGNIFICANT AMENDMENT/MODIFICATION"

A. 24 CFR 903.7(r)(2) permits PHAs to define what would constitute a "substantial deviation" or "significant amendment/modification" in Section 18(D) of its Annual Plan. The MHA has defined what constitutes a "substantial deviation" or "significant amendment/modification", as follows:

1. Changes in waiting list preference criteria that are not already included in the Plan.
2. Implementation of a change in program incentives to increase the number of working households in the program that are not already included in the Plan.
3. A change in any open Annual Capital Program that crosses the cumulative 20% of total funds threshold.
4. A decision to request a voluntary conversion of public housing to Section 8 Vouchers; or, a decision to dispose of or demolish public housing.
5. Establishment of new and/or substantively revised policies and procedures for Public Housing and/or Section 8 that have not previously been submitted as part of the current or previous years' Agency Plans, which are not required by HUD through law, rule, or regulation.

B. If there is a "substantial deviation" or "significant amendment/modification" to the MHA's Agency Plan, the following procedures outlined in 24 CFR 903.21 will be followed:

1. Seeking the recommendations of the Resident Advisory Board;
2. Ensuring the modification is consistent with the Consolidated Plan by obtaining a certification of consistency for the appropriate local or state official;
3. Conducting a public hearing regarding the modification after 45 days' notice;
4. Adopting of the modification by the PHA's Board of Directors at a public meeting; and
5. Gaining HUD's approval of the modification.

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>
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ATTACHMENTS		
Appendix Number	Description of File	Electronic File Name
1	FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1	<i>MA157a01</i>
2	FY 2010-2014 Capital Fund Program Five-Year Action Plan Form HUD-50075.2	<i>MA157a02</i>
3	FY 2009 Capital Fund Program Stimulus Performance and Evaluation Report	<i>MA157a03</i>
4	FY 2009 Capital Fund Program Regular Performance and Evaluation Report	<i>MA157a04</i>
5	FY 2008 Capital Fund Program Performance and Evaluation Report	<i>MA157a05</i>
6	FY 2007 Capital Fund Program Performance and Evaluation Report	<i>MA157a06</i>
7	RAB and Public Hearing Comments	<i>MA157a07</i>

Appendix 1

FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1

File: MA157a01

Part I: Summary		
PHA Name: Medway Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P15750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$13,110			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$120,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

PHA Name: Medway Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P15750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:
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Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$133,110			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$120,000			

Signature of Executive Director 	Date 2/12/10	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Appendix 2

FY 2010-2014 Capital Fund Program Five-Year Action Plan Form
HUD-50075.2

File: MA157a02

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Medway (MA 157)		Locality (City/County & State) Medway, MA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name Medway 157-1	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	See Annual Statement	\$120,000	\$120,000	\$120,000	\$120,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (A&E Fees)		\$13,110	\$13,110	\$13,110	\$13,110
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$133,110	\$133,110	\$133,110	\$133,110

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NOT APPLICABLE			
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Appendix 3

FY 2009 Capital Fund Program **Stimulus** Performance and
Evaluation Report

File: MA157a03

Annual Statement/Performance and Evaluation Report

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

PHA Name: **Medway**
X Helen E. Luccio
 Helen Luccio, Executive Director, Date *2/2/10*

Grant Type and Number
 Capital Fund Program Grant No: **MA06S15750109**
 Replacement Housing Factor Grant No:

Federal FY of Grant:
2009 CFRG

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-			
3	1408 Management Improvements Soft Costs	-			
	Management Improvements Hard Costs	-			
4	1410 Administration	-		0	0
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$12,484		\$12,484	\$6,886
8	1440 Site Acquisition	-			
9	1450 Site Improvement	\$100,000		\$100,000	\$48,802
10	1460 Dwelling Structures	\$70,000		\$70,000	\$62,292
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	-			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	-			
19	1502 Contingency	-			
20	Amount of Annual Grant: (sum of lines 1-19)	\$182,484		\$182,484	\$124,865
21	Amount of line 19 Related to LBP Activities	-			
22	Amount of line 19 Related to Section 504 compliance	-			
23	Amount of line 19 Related to Security –Soft Costs	-			
24	Amount of Line 19 related to Security—Hard Costs	-			
25	Amount of line 19 Related to Energy Conservation Measures	-			
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Medway	Grant Type and Number Capital Fund Program Grant No: MA06S15750109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009 CFRG
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
MA 157-1	Sidewalks, Repairs & Site Lighting	1450		\$100,000	\$48,802	Work 50% Complete
MA 157-1	Building Entryway Improvements	1460		\$70,000	\$62,292	Work 90% Complete
TOTAL ALL	See Above Items			\$170,000	\$111,094	

Appendix 4

FY 2009 Capital Fund Program **Regular** Performance and Evaluation
Report

File: MA157a04

Annual Statement/Performance and Evaluation Report

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

PHA Name: **Medway**

Helen E. Luccio

Helen Luccio, Executive Director, Date *2/10/12*

Grant Type and Number

Capital Fund Program Grant No: **MA06P15750109**

Replacement Housing Factor Grant No:

Federal FY of Grant:

2009

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-09
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-			
3	1408 Management Improvements Soft Costs	-			
	Management Improvements Hard Costs	-			
4	1410 Administration	\$ 5,000		0	0
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$16,000		9,000	0
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	\$112,110		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	-			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	-			
19	1502 Contingency	-			
20	Amount of Annual Grant: (sum of lines 1-19)	\$133,110		0	0
21	Amount of line 19 Related to LBP Activities	-			
22	Amount of line 19 Related to Section 504 compliance	-			
23	Amount of line 19 Related to Security—Soft Costs	-			
24	Amount of Line 19 related to Security—Hard Costs	-			
25	Amount of line 19 Related to Energy Conservation Measures	-			
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Medway	Grant Type and Number Capital Fund Program Grant No: MA06P15750109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-09
 Final Performance and Evaluation Report

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
MA 157-1	Window Replacement In Family Development	1460	Lump Sum	\$133,110	0	Planning Started
TOTAL ALL	See Above Items			\$133,110	0	

Appendix 5

FY 2008 Capital Fund Program Performance and Evaluation Report

File: MA157a05

Annual Statement/Performance and Evaluation Report

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

PHA Name: **Medway**

X *Helen E. Luccio*

Helen Luccio, Executive Director, Date *2/12/10*

Grant Type and Number

Capital Fund Program Grant No: **MA06P15750108**

Replacement Housing Factor Grant No:

Federal FY of Grant:

2008

Original Annual Statement

Reserve for Disasters/ Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/09

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-			
3	1408 Management Improvements Soft Costs	-			
	Management Improvements Hard Costs	-			
4	1410 Administration	-			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$17,000		\$17,000	\$0
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	\$127,165		\$127,165	\$104,452
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	-			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	-			
19	1502 Contingency	-			
20	Amount of Annual Grant: (sum of lines 1-19)	\$144,165		\$144,165	\$104,452
21	Amount of line 19 Related to LBP Activities	-			
22	Amount of line 19 Related to Section 504 compliance	-			
23	Amount of line 19 Related to Security –Soft Costs	-			
24	Amount of Line 19 related to Security—Hard Costs	-			
25	Amount of line 19 Related to Energy Conservation Measures	-			
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Medway	Grant Type and Number Capital Fund Program Grant No: MA06P15750108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
MA 157-1	Window Replacement In Elderly Development		1460	Lump Sum	\$144,165	\$104,452	Work is 72% Complete
TOTAL ALL	See Above Items				\$144,165	\$104,452	

Appendix 6

FY 2007 Capital Fund Program Performance and Evaluation Report

File: MA157a06

Annual Statement/Performance and Evaluation Report

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

PHA Name: **Medway**

X Helen E. Luccio 1/12/10

Helen Luccio, Executive Director, Date

Grant Type and Number

Capital Fund Program Grant No: **MA06P15750107**

Replacement Housing Factor Grant No:

Federal FY of Grant:

2007

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-			
3	1408 Management Improvements Soft Costs	-			
	Management Improvements Hard Costs	-			
4	1410 Administration	-			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$14,000		\$14,000	\$9,776
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	\$116,431		\$116,431	\$116,431
11	1465.1 Dwelling Equipment—Nonexpendable	-			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	-			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	-			
19	1502 Contingency	-			
20	Amount of Annual Grant: (sum of lines 1-19)	\$130,431		\$130,431	\$126,207
21	Amount of line 19 Related to LBP Activities	-			
22	Amount of line 19 Related to Section 504 compliance	-			
23	Amount of line 19 Related to Security –Soft Costs	-			
24	Amount of Line 19 related to Security—Hard Costs	-			
25	Amount of line 19 Related to Energy Conservation Measures	-			
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Medway	Grant Type and Number Capital Fund Program Grant No: MA06P15750107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:))

Performance and Evaluation Report for Period Ending: **12/31/09**
 Final Performance and Evaluation Report

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
MA 157-1	Window Replacement In Elderly Development	1460	Lump Sum	\$130,431	\$126,207	Work is 96% Complete
TOTAL ALL	See Above Items			\$130,431	\$121,208	

RAB AND PUBLIC HEARING COMMENTS

RAB AND PUBLIC HEARING COMMENTS

During the FY 2010 Agency Plan process, the MHA met twice with the RAB including the Public Hearing. Over 40 residents participated in this process.

While there was much discussion concerning various physical improvements being planned, which the residents were appreciative of, there was only one person commenting on not wishing the MHA would raise the flat rents by \$50. The MHA responded by pointing out that: (1) the flat rents had remained the same with no changes for several years; (2) that the flat rents were significantly below market and people always had the option of paying "30% of income"; and (3) that the MHA thought the changes were fair and that they would go into effect on, or after, July 1, 2010.