

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> <p style="text-align: center;">SEE ATTACHMENT "F-1"</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> <p style="text-align: center;">SEE ATTACHMENT "G"</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 style="text-align: center;">SEE ATTACHMENT "H"*****</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 style="text-align: center;">(SEE ATTACHMENT "E-1")</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;">(SEE ATTACHMENT "E-2")</p>

*******SEE PHA PLAN CERTIFICATIONS FILED AS ATTACHMENT "H" HERETO AND INCORPORATED HEREIN*******

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

ATTACHMENT "A"
TABLE 5.1

MHA MISSION STATEMENT

The Mission of the Malden Housing Authority ("MHA") is to extend, protect, create and expand public and affordable housing opportunities locally while also maintaining and sustaining the affordability and improving the quality and condition of existing developments and units; to encourage homeownership, support community development, and increase the number and quality of accessible affordable units, free from discrimination. To fulfill this mission, the MHA will strive to embrace high standards of ethics, management, and accountability, and will attempt to forge partnerships that leverage other public and private resources in order to improve the MHA's ability to be a successful and effective local assisted/affordable housing provider.

ATTACHMENT "B"
TABLE 5.2

MHA GOALS AND OBJECTIVES

Consistent with HUD's Strategic Goal to increase the availability of decent, safe, and affordable housing, the Malden Housing Authority ("MHA"), by vote of its Board of Commissioners, has established the following Institutional Goals:

To participate in the voluntary or mandatory conversion of public housing as same may be desired by MHA's Board of Commissioners, or required by HUD's Transformation of Rental Assistance Initiative (TRA) or the Choice Neighborhoods Initiative, and to apply for and administer enhanced and/or additional rental vouchers, should same be made available by HUD, in order to protect and expand the supply of affordable and assisted housing to meet community and programmatic needs;

To reduce public housing vacancies by reducing unit turn-over time and increasing the baseline number of public housing units, if allowed by law;

To continue to strive to create new and expanded affordable housing opportunities for low, very low and extremely low income families through housing acquisition, conversion, redevelopment and rehabilitation activities. The MHA will create one or more for-profit and/or non-profit affiliates and/or instrumentalities in order to leverage private or other public funds to create additional assisted/affordable housing opportunities, inclusive of TRA, tax credit and/or other forms of creative mixed finance housing opportunities, such as combining capital fund, operating subsidy, low rent public housing reserve and/or allowable voucher funding with private sector, tax credit, grant and other HUD approved sources of finance inclusive of, but not limited to, bond issue and capital fund leveraging, and to take full advantage of opportunities that may become available through Congressional legislation or HUD regulation, inclusive of systemic Section 8 Housing Choice Voucher and Low Rent Public Housing program revisions.

To acquire, absorb or federalize the MHA's remaining one hundred seventy six (176) Massachusetts state housing program units, if allowed under law, and to complete HUD's acceptance of the MHA's 220 unit Linden family development by rehabilitating and modernizing said units during the Annual Plan Year and the Five Year Plan term;

To improve the quality of assisted housing and increase customer satisfaction, the MHA will seek to manage both its Public Housing and Section 8 Housing Choice Voucher Programs in a manner that will allow HUD to continue to designate the MHA as a "High-Performing" Agency. Should the opportunity present itself during the Plan term, the MHA will seek HUD approval in becoming a Moving to Work ("MTW") Agency so as to best administer its Low Rent Public Housing and Section 8 Housing Choice Voucher Programs.

To improve specific management functions: e.g., a systemic transformation of IT and Telephonic Communications into a new, state-of-the-art, fully integrated fiber optic network allowing for better software configuration and improved utilization at far lower cost; continuing professional and efficient site based budgeting and administration; and the redesign and modernization of underutilized common and community space in existing federal developments, including acquiring and incorporating land into existing parking areas to increase capacity and allow for more accessibility and fuller utilization of such space.

To increase assisted housing choices: by conducting Section 8 outreach of owner/landlords; by implementing a voucher homeownership program and a Section 32 homeownership program related to the disposition of 15 scattered-site units in partnership with the Malden Redevelopment Authority and the City of Malden (See attachment "D"); by implementing site-based waiting lists for all Section 8 Project-based Voucher developments; and by project-basing up to the maximum twenty percent (20%) of the MHA's Section 8 Tenant-Based Vouchers, and as that baseline number may be increased by any additional award of HUD Section 8 Voucher Assistance (20% of baseline currently equals 195 PBVs)..

Consistent with HUD's Strategic Goals, the MHA will: provide an improved living environment for public housing residents by implementing surveillance and enhanced security measures at MHA developments to ensure the highest degree of safety and security for MHA residents; promote self-sufficiency and asset development of assisted households by administering an admissions preference for working families, and by forging community partnerships to provide MHA residents with access to educational, training and supportive service opportunities designed to lead to economic self-sufficiency and better employment; and health improvement opportunities designed to increase independence for the elderly or families with disabilities, with particular emphasis on "aging in place" Resident Coordinator supportive service programs; ensure equal opportunity and affirmatively further fair housing by providing access to assisted housing, and a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

The MHA will continue to partner in programs with various local housing and supportive service providers such as Mystic Valley Elder Services, Housing Families, Tri-City Homeless Task Force, Inc. Tri-Cap, Heading Home, the Massachusetts Departments of Mental Health and Mental Retardation and other qualified non-profit providers in order to assist MHA resident and participant families and homeless, elderly and disabled individuals and families in being, and remaining, housed.

**ATTACHMENT "C"
TABLE 6.0**

MHA PLAN UPDATE

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

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

FOR ELEMENTS INCLUDE REVISIONS ONLY

- (a) **ACOP Revisions (Preferences, etc.):** Working Family Preference to be eliminated due to poor economy; Pursuant to Board vote, MHA federal and state family wait lists to be merged on a date/time of application basis due to completion of Linden federalization project and because MHA administers no other state assisted family units, so that wait list will be closed. Additionally, current Linden Resident families determined to be over-income for eligibility purposes will be allowed to remain as federal public housing residents on a "continually assisted" basis under this exception approved in the ACOP.
- (b) **Public Housing Lease Revisions:** None currently contemplated.
- (c) **Admin Plan Revisions (Preferences, etc.):** Working Family Preference to be eliminated due to poor economy.

2. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
I. Federal Grants (FY 2010/2011 grants)		
a) Public Housing Operating Fund (2010)	3,730,172* *\$0 (Zero) if HUD Offset effective	AMP Ops & Administration
b) Public Housing Capital Fund (2011 estimated)	1,398,088	Cap Improvements (exc. 1410)
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (2010)	10,180,836	HAP Payments & Admin Funds
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	80,000* *1 st year of 3 year grant award	Public Housing Resident Services
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
1) Public Housing ROSS FSS Coordinator	69,000	Public Housing Resident Services
2) Section 8 FSS Coordinator	30,000	Section 8 Participant Services
Capital Fund Financing Program		
Shelter Plus Care (2010)	137,880	Section 8 Housing Assistance
2. Prior Year Fed Grants (list unobligated)		
Capital Fund MA06P022501-10 (2010)	1,424,819	Capital Improvements
		Capital Improvements
3. Public Housing Dwelling Rental Income		
	4,219,584	Public Housing Administration
4. Other income (list below)		
Non-Dwelling Income	133,833	Ant/Laundry Lease Revenue
Excess Utilities	49,878	PH Administration/Resident Serv.
5. Non-federal sources (list below)		
Interest	99,737	Public Housing & Section 8 Administration
Total resources	\$21,553,827*	Public Housing & Section 8
	*\$17,823,655 if Offset by HUD	

3. Rent Determination. CHANGES ONLY

A. Public Housing

(1) Income Based Rent Policies: NONE

B. Section 8

(1) Payment Standards

MHA's FFY'2011 Payment Standards will be 110% of HUD's FMR by bedroom size of voucher (studio, 1, 2, 3, 4, etc.) for the Boston-Cambridge-Quincy, MA-NH HMFA (as published September, 2011), effective January 1, 2012 (in accordance with MHA's Administrative Plan)

How often are payment standards reevaluated for adequacy? Annually

What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- 1) Funding Availability (how many families can be assisted)
- 2) Rent burdens of assisted families
- 3) Success rates of assisted families
- 4) Quality of Selected Units
- 5) Unit Availability
- 6) Changes in Rent to Owner

4. Operation and Management.

An organizational chart showing the MHA's management structure and organization is attached. (See Attachment "C-1")

5. Grievance Procedures: (FROM ACOP – NO CHANGE)
6. Designated Housing for Elderly and Disabled Families: (NONE – NO CHANGE)
7. Community Service and Self-Sufficiency: (FROM ACOP – NO CHANGE)
8. Safety and Crime Prevention: (ACOP: NEW MHA/MPD/DJCRS AGREEMENT-See Attachment "C-2")
9. Pets: (FROM ACOP – NO CHANGE)
10. Civil Rights Certification. SEE ATTACHMENT "H"
11. Fiscal Year Audit. NO CHANGE
12. Asset Management. SEE ATTACHMENT "I"
13. Violence Against Women Act (VAWA). SEE ATTACHMENT "J"

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan:

- Main administrative office of the PHA
- Each AMP office
- PHA website

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local government
- Public library
- PHA website

PHA Plan Supporting Documents are available for inspection at:

- MHA's Main business office (630 Salem Street, Malden, MA 02148)

ATTACHMENT "C-1"
MHA ORGANIZATIONAL CHART

MHA EMPLOYEE COST ALLOCATION TABLE

	COCC	CM	AMP 1 Newland	AMP 2 Suffolk	AMP 3 Salem	AMP 4 Mountain	AMP 5 Pleasant	AMP 6 Pearl	Sec 8	400-1	689-1	689-2	MIRVP
ADMINISTRATION													
Executive Director	X									X	X	X	X
Assistant Exec. Director/QC Inspector	X								X				X
Assistant Exec. Director/Program Admin.	X									X	X	X	
Executive Assistant	X									X	X	X	X
Legal Counsel	X									X			
Modernization & Procurement Director	X	X											
Ass't Modernization & Procurement Director	X	X											
Director of Finance	X									X	X	X	X
Senior Accounting Clerk	X									X	X	X	X
Junior Accounting Clerk	X									X	X	X	X
Human Resource/Payroll Director	X									X			
ROSS Grant Coordinator			X	X	X	X	X	X		X			
PH FSS Coordinator			X	X	X	X	X	X					
Dep. Dir./Property Manager			X	X	X	X	X	X		X			
Dep. Dir./Property Manager			X	X	X	X	X	X		X	X	X	
Assistant Property Manager			X	X	X	X	X	X					
Assistant Property Manager						X	X	X					
Assistant Property Manager					X			X		X	X		
PH Specialist				X									
PH Specialist							X						
PH Specialist					X					X	X		
Jr. PH Specialist					X			X					
PH Receptionist			X	X	X	X	X	X	X				
Occupancy Director	X		X	X	X	X	X	X	X	X	X	X	X
Assistant Occupancy Dir/Section 8			X	X	X	X	X	X	X	X	X	X	X
Occupancy Clerk (8)	X		X	X	X	X	X	X	X	X	X	X	X
Section 8 Manager									X				X
Section 8 FSS Coordinator									X				
Asst. Section 8 Manager									X				X
Section 8 Generalist									X				
Section 8 Generalist									X				X
Section 8 Generalist									X				
Section 8 Generalist									X				
Section 8 Receptionist									X				

	COCC	CM	AMP 1 Newland	AMP 2 Suffolk	AMP 3 Salem	AMP 4 Mountain	AMP 5 Pleasant Pearl	Sec 8	400-1	689-1	689-2	MRVP
Maintenance Technician									X			
Maintenance Technician									X			
Maintenance Technician					X							
Junior Laborer			X									
Junior Laborer					X							
PT Custodian					X							
PT Custodian						X						

ATTACHMENT "C-2"

MEMORANDUM OF UNDERSTANDING AUTHORIZING ACCESS LEVEL III SEARCH PRIVILEGES BY AND BETWEEN THE MASSACHUSETTS DEPARTMENT OF CRIMINAL JUSTICE INFORMATION SYSTEMS (DCJIS), THE CITY OF MALDEN POLICE DEPARTMENT (MPD), AND THE MALDEN HOUSING AUTHORITY (MHA)

Whereas subsection q of 42 U.S.C.A. § 1437d was enacted to provide that the National Crime Information Center, police departments, and other law enforcement agencies shall, upon request, provide information to public housing agencies regarding the criminal conviction records of adult applicants for, or tenants of, covered housing assistance, as hereinafter defined, for purposes of applicant screening, lease enforcement, and eviction.

Whereas, covered housing assistance is currently defined in section 8B of said subsection q as follows:

- i. a dwelling unit in public housing;
ii. a dwelling unit in housing that is provided project-based assistance under 42 U.S.C.A. section 1437f, including new construction and substantial rehabilitation projects; and
iii. tenant-based assistance under 42 U.S.C.A. section 1437f.

Whereas, pursuant to said law, a public housing agency may make a request for information regarding applicants for, or tenants of, housing that is provided tenant or project-based section 8 housing only if the housing is located within the jurisdiction of the public housing agency and the owner of such housing has requested that the public housing agency obtain such information on behalf of the owner. The public housing agency may not make such information available to the owner but shall perform determinations for the owner regarding screening, lease enforcement, and eviction based on criteria supplied by the owner.

Whereas the United States Department of Justice (DOJ) and the United States Department of Housing and Urban Development (HUD) agreed to implement subsection q of 42 U.S.C.A. § 1437d whereby a Public Housing Authority (PHA) would submit the names of tenants of or applicants for covered housing assistance to the appropriate state and local law enforcement agencies. The law enforcement agency would then notify the PHA if the name submitted was indexed in the Interstate Identification Index (III). The PHA would then refer the applicant or tenant to the law enforcement agency for fingerprinting. The fingerprints would then be forwarded to the FBI, who would return the full content of the criminal history to the local police department.

Whereas the parties intend to utilize subsection q of 42 U.S.C.A. § 1437d, consistent with the laws of the Commonwealth, in order to ensure the overall safety and security of tenants in public housing and program participants in Section 8;

NOW, THEREFORE, the parties hereto agree to the following procedure:

The Malden Housing Authority (MHA) will submit to the Malden Police Department (MPD), information regarding tenants of and applicants for covered housing assistance, consistent with the above federal law, such information including name, date of birth, social security number, or other personal descriptors requested by the local police department;

Using only the "QH" function, the local police department will conduct name/DOB inquiries to Access Level III and will notify the MHA of possible matches. When checking the Access Level III index, the MPD will enter the CORI and name abbreviation of the MHA in the requested by field; the Massachusetts Department of Criminal Justice Information Systems (DCJIS) will update the appropriate programs to permit the department to enter "H" for housing in the purpose code field. At this point, the MHA will be notified only of the possibility of a match, per the agreement between HUD and DOJ.

Upon receipt of possible matches, the MHA will advise such applicants of the possible match and instruct them to arrange to have fingerprints taken by the MPD. The MPD may charge a reasonable fee for fingerprinting, such fee to be borne by the MHA.

The local police department will forward the fingerprint cards to the FBI through a "channeling agent" as mandated by the HUD-DOJ agreement. The FBI currently charges \$24.00 for the processing of each fingerprint card and the channeling agent also charges a fee (usually \$20.00). The FBI will bill the MHA for fingerprint cards received pursuant to a billing agreement that must be made between the MHA and the FBI. Fingerprint cards matching criminal records will be returned to the MPD, along with a copy of the corresponding criminal record. The MPD agrees to obtain any missing disposition information, and specifically agrees to forward pending and criminal convictions to the MHA.

Compliance with this agreement shall be reviewed by DCJIS six months after installation of the system is complete.

The parties hereto acknowledge that an Access Level III search is not a substitute for a Massachusetts CORI check.

The MHA agrees to abide by all present rules, policies, and procedures which regulate the collection, storage, and dissemination of CORI data including maintaining the confidentiality of CORI data and abiding by any other requirements of subsection q of 42 U.S.C.A. § 1437d.

The DCJIS and MPD reserve the right to immediately suspend furnishing any information provided for in this agreement to the MHA when any state or federal law, rule, policy, or procedure regulating the collection, storage, and dissemination of criminal record information is violated or appears to have been violated. The DCJIS and the MPD may jointly, at their discretion, reinstate the MHA's privileges hereunder when violations are resolved satisfactorily.

Executed under seal this _____ day of _____, 2011:

DEPARTMENT OF CRIMINAL JUSTICE INFORMATION SYSTEMS

MALDEN POLICE DEPARTMENT

By: James F. Slater, III, Acting Commissioner

By: James J. Holland, Chief

MALDEN HOUSING AUTHORITY

By: Stephen G. Finn, Executive Director

ATTACHMENT "D"
TABLE 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: NONE**
- (b) **Demolition and/or Disposition: AMP1 - 24 Wolcott Terrace. Four bedroom, inaccessible, single-family home located on approximately 12,000 sf of land. Application for Demolition to be filed during term of Five Year Plan. Purpose to combine with acquired neighboring land and combined with AMP 3's existing parking area to create necessary and additional parking spaces, relocate and increase the number of and reconfigure accessible spaces, improve accessibility routes, signage and lot drainage, re-pave and re-stripe.**
- (c) **Conversion of Public Housing: Potential Voluntary/Mandatory Conversion of some/all MHA public housing units to Section 8 Project-Based Contracts under HUD's TRA Initiative, if approved and funded by Congress.**
- (d) **Homeownership:**
 - 1) **Public Housing: Section 32 for MHA's 14 Scattered-Site Units (See Attachment "D-1")**
 - 2) **Section 8 Homeownership Program (See Attachment "D-2")**
- (e) **Project-Based Vouchers: PBV Statement 20% of Baseline (as same may be increased by additional award; 20% of baseline currently equals 195 PBVs): Cross Street Family Housing (19); the YWCA (4); Salem Towers (80); and the Heritage (60) - (See Attachment "D-3")**

ATTACHMENT "D-1"

PROPOSED MHA SECTION 32 HOMEOWNERSHIP PROGRAM

The Quality Housing and Work Responsibility Act (QHWRA) permits the MHA, through Section 32 of the U.S. Housing Act of 1937, to make public housing dwelling units available for purchase by low-income families as their principal residence. Under Section 32, the MHA may sell all or a portion of a public housing development to eligible public or non-public housing residents. It is the MHA's intent to partner with the City of Malden and the Malden Redevelopment Authority to provide homeownership opportunities under this program. Over the next six months, the MHA will submit a request to the Department of Housing and Urban Development (HUD) to allow the following public housing scattered site housing to be offer for homeownership:

161 Adams	117 Beachview	124 Beachview
163 Adams	118 Beachview	126 Beachview
20 Spring	120 Beachview	14 Mauriello
22 Spring	121 Beachview	16 Mauriello
131 Converse	123 Beachview	

In selling a public housing unit under a homeownership program, the MHA will initially offer the unit to the resident occupying the unit if they meet the eligibility requirements. The current residents of the public housing units have the option of applying to the program in order to purchase their unit, relocating to another comparable unit, or receiving tenant-based voucher assistance. The MHA will provide the occupants of the above scattered sites with notice 90 days prior to the date of the sale of their unit. The occupants will also be offered counseling, relocation expenses, and comparable replacement housing options. The right of first refusal does not extend to residents in nonpublic housing units.

The eligibility requirements for this program are:

- *Eligible purchasers may earn up to, but not exceed 80% of Area Median Family Income (AMI).* Except in the case where the MHA offer of first refusal to a resident occupying the unit, the MHA will certify that the applicants' income is not over 80% of AMI at the time the contract to purchase the property is executed.
- *Affordability standards must be met for the purchaser.* On an average monthly basis, the estimate of the sum of the applicant's payments for mortgage principal and interest, insurance, real estate taxes, utilities, maintenance and other recurring homeownership costs will not exceed the sum of 35% of the applicant's adjusted income and any subsidy that will be available for such payments.
- *Principal residence requirement.* The dwelling unit sold to an eligible family must be used as the principal residence of the family.
- *The MHA must require purchasers to pay a minimum down payment.* Each household purchasing a home must use its own resources to contribute an amount of the down payment that is not less than one percent (1%) of the purchase price of the housing.
- *Other eligibility restrictions.* The MHA may establish additional limitations for households to purchase housing. Such requirements may include employment, no past criminal activity, participation in homeownership counseling programs, or other requirements.

Recapture and Anti-Speculation Restrictions

The MHA will develop a policy that provides for retaining all or a portion of the gain from appreciation generated by the resale of the property to the extent that there are net proceeds if the house is sold within five years after purchase. The MHA will not recapture gains from appreciation if the home is resold over five years from the initial purchase. Gains from appreciation is defined as financial gain solely attributable to the home's appreciation over time and not attributable to below-market financing or government-provided assistance (recapture of that subsidy is discussed in recapture below). The anti-speculation provision must be recorded as a deed restriction or a restrictive covenant. The recapture amount can be one that the MHA considers appropriate.

The MHA's completed Section 32 Homeownership submission to HUD will be available for review and comment during the week of January 1, 2009. All MHA residents will be notified when the submission is completed.

ATTACHMENT "D-2"

Proposed MHA Section 8 Voucher Homeownership Program

CAVEAT: The MHA is also currently assessing the economic and administrative viability of creating and administering a Voucher Homeownership program to be operated in conjunction with the City of Malden and the Malden Redevelopment Authority ("MRA"). Impediments to the establishment of such a program appear to be local area housing market value and reductions in Community Development Block Grant funding awarded to and administered by the MRA, significantly reducing that agency's ability to contribute requisite down-payment assistance funding. The MHA anticipates making a determination as to the viability of undertaking a Voucher Homeownership program during the Five Year Plan Term.

The intent of the Plan is to develop specific local homeownership policies within program regulations designed to allow HCV program participants to become homeowners, while including adequate safeguards to protect program integrity, the Malden Housing Authority and program participants.

Prior to providing details of the Administrative Plan, the MHA feels it is important to note that it is committed to operating an on going Homeownership Program. The Program will be operated pursuant to federal, Commonwealth of Massachusetts, and City of Malden regulations and shall be open to qualified households. The Administrative Plan has been developed in compliance with all known HUD regulations and with knowledge gained from past experience derived from other PHA's existing Homeownership Programs.

1. HUD REQUIREMENTS

Program participants will be selected from the current base of HCV participants. Additionally, in addition to recognizing all other preferences adopted by the MHA Board of Commissioners, if the agency operates a Family Self-Sufficiency Program (FSS), a preference for current participants of any FSS Program will be granted. All participants must meet the following minimum requirements as mandated by HUD.

- Must be a first time homeowner as defined by HUD. Specifically, applicants cannot have owned a home within the past three years.
- Both the family and the adult members who will own the home must be able to document a minimum annual income (excluding welfare) of \$10,300.
- One or more adult family members must be able to document that he or she has been continually employed (at least 30 hours per week) during the prior year. An interruption of 4 weeks or less is not considered a break in continuity. Considerations will be given for longer breaks in employment if the adult family members were working an average of 20 hours per week and attending school or job training for 10 hours a week or more. Exemptions shall be granted to elderly and disabled participants.
- Must complete a HUD certified homeownership counseling program authorized or provided by the Malden Housing Authority.
- Must not have defaulted previously on HCV Homeownership Assistance.
- Program participant(s) must determine and document whether or not the unit is located in an airport runway clear zone or an airfield clear zone.
- Program participants must determine and document whether or not the unit is located in a flood hazard area. Units in flood hazard areas must retain flood insurance.

2. MHA BRIEFING AND HOMEOWNERSHIP COUNSELING

While the Malden Housing Authority realizes that not all HCV tenants are ready, willing and able to purchase a home, once the program is officially adopted by the MHA Board of Commissioners, the MHA plans to notify all current HCV program participants in writing of the newly enacted Homeownership Option and provide a brief description of the program and the possible benefits thereof.

If a tenant responds to the initial letter, the tenant will be mailed an application for entry into the Homeownership Option Program. Once the application has been completed and returned, the Malden Housing Authority will order and pay for a credit report in the name(s) of the applicant(s), perform an employment verification for all applicant(s) and determine the applicant's ability to qualify for financing and the amount of said financing. At this point, an individual briefing session will be scheduled.

At the briefing session, the applicant(s) and at least one Malden Housing Authority staff person currently involved with the Authority's Homeownership Program will be in attendance. The Malden Housing Authority will provide the program participant(s) with information regarding geographic choice, portability and benefits of purchasing in low poverty areas. Additionally the participant's application, including their verified employment history and their current credit report, will be discussed and a determination of participant readiness to purchase will be made.

In creating an active Homeownership Program, Malden Housing Authority staff will work closely with officials of the City of Malden, the Malden Redevelopment Authority and local banks who are familiar with qualifying ratios and bank formulas used for evaluating home loan applications. Using income information supplied and verified by the applicant(s) employer and credit information taken from the applicant(s) credit report, Malden Housing Authority staff will determine if the applicant(s) income, credit history and current monthly installment debt are such that said applicant(s) is likely to qualify for a home loan and, if so, the approximate amount of the loan.

Assuming the applicant(s) is likely to qualify for a home loan in an amount sufficient to purchase a suitable home, the Malden Housing Authority will proceed to enroll the applicant in any HUD certified and approved homebuyer counseling program.

Homebuyer counseling will include the following elements:

1. Home maintenance
2. Budgeting and money management
3. Credit Counseling
4. Negotiate purchase price
5. Financing
6. Home search
7. Advantages of purchasing in areas that do not have high concentrations of low income families
8. Information regarding fair housing
9. Information relative to settlement procedures, truth in lending laws and loan terms

The Malden Housing Authority will strongly consider local circumstances and the needs of individual families when providing briefing and counseling. The Malden Housing Authority plans to require that program participants enroll in and complete post purchase counseling for a period of one year. The one-year local requirement may be extended at the discretion of the Malden Housing Authority.

3. SEARCH TIME / OPTIONS FOR HOUSEHOLDS UNABLE TO BUY

The Malden Housing Authority has chosen not to establish a minimum/maximum search time for program participants to select and purchase a home. Also, the Malden Housing Authority will not require program participants to provide periodic reports regarding the home search process.

4. UNIT ELIGIBILITY / INSPECTION REQUIREMENTS

In terms of unit eligibility, the Malden Housing Authority is required to enforce specific unit eligibility standards. One such standard is the type of unit a program participant may purchase. Under program guidelines, participants are restricted to purchasing existing or new single-family homes, condominiums and cooperatives units. The purchase of multi unit structures, including two family dwellings, is prohibited.

In terms of unit inspections, the Homeownership Option requires two pre-purchase inspections. One will be performed by a qualified Malden Housing Authority employee, while the second inspection is to be performed by a privately employed qualified professional Home Inspector. There will be no fee associated with the Malden Housing Authority inspection. However, the program participant must pay for the cost of the inspection done by a professional Home Inspector. The Malden Housing Authority will review the inspection performed by the professional Home Inspector and determine if the dwelling is suitable for purchase and eligible for sale to a program participant. The Malden Housing Authority may disapprove a unit based on information provided in the Inspection Reports.

The Malden Housing Authority plans to utilize the same procedure for unit inspection as it now uses for HCV rental units. Currently, the Malden Housing Authority has qualified staff persons designated to perform unit inspections prior to occupancy. The inspection conducted by the Authority will be used to determine compliance with Housing Quality Standards.

When a HCV unit is ready for inspection, the Malden Housing Authority inspector will gain access to the unit by coordinating with the property owner. The Malden Housing Authority inspector then conducts a thorough room-by-room inspection of the premises, including the basement and any and all mechanical systems, all common areas and the exterior. The inspection results are written on the Malden Housing Authority standard unit inspection form and maintained on file. The unit must meet the inspection criteria of Housing Quality Standards in order to qualify for the Homeownership Program.

If the unit fails the inspection, the owner of the property will be required to make needed repairs in order to bring the unit into compliance with Housing Quality Standards. As part of its homebuyer program, the Malden Housing Authority will require a home inspection by a qualified home inspector. In an effort to provide potential HCV buyers with a choice of qualified home inspectors, the Malden Housing Authority will develop a list of local qualified home inspectors. Each applicant will be given a copy of the list and the potential homebuyer(s) may select whomever they want. It should also be mentioned that prior to placing a home inspector's name on the list, the Malden Housing Authority will require said home inspector to provide their qualifications to the Malden Housing Authority.

If the applicant wishes to utilize a home inspector who is not on the list the Malden Housing Authority will permit the applicant to do so. However, the Malden Housing Authority will require that the selected home inspector provide the Malden Housing Authority and the applicant with qualifications that are acceptable to the Malden Housing Authority.

5. CONTRACT OF SALE / BUYER PROTECTION

In terms of the contract for sale, the Malden Housing Authority will utilize a revised Greater Boston Realtor's Purchase and Sales Agreement for its ongoing homebuyer program.

The contract for sale will contain an additional list of provisions including the following:

- The price and other terms of sale.
- The purchaser will arrange for a pre-purchase inspection to be performed by an independent inspector selected and paid for by the purchaser.
- The purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser and the Malden Housing Authority.
- The purchaser is not obligated to pay for any repairs.
- The seller certifies that he or she has not been debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

6. FINANCING

The Malden Housing Authority plans to develop financing programs appropriate to the program.

The financing package is as follows:

First mortgage --- Balance of purchase price after items 2, 3, 4 and 5
Second mortgage --- As determined by the HAP payment purchase price
Third mortgage --- (only if public subsidy is involved)
Subordinate mortgage --- As may be appropriate
Buyer cash --- Minimum 3% of purchase price

The Malden Housing Authority plans to utilize a "Soft Second" Mortgage financing program funded through funds administered by the Malden Redevelopment Authority. Basically, the "Soft Second" Program will offer borrowers a reduced percent rate of interest over a 15-year period, without charging points and will use the HAP payment to service the debt. HCV Homeownership Program participants will apply for both first and second mortgages as desired. If there is another public subsidy involved, a third mortgage will be required. The MHA may arrange for or provide subordinate mortgage financing to secure its down payment assistance and closing costs loans.

The aforementioned financing package has several positive aspects, which work to the advantage of the purchaser including the following:

1. Minimum buyer cash down (3%)
2. Second mortgage requires no payments from the HCV participant
3. Purchaser not required to pay private mortgage insurance

The program participant will be required to have adequate funds (buyer cash) to meet the 3% down payment amount. Through its Downpayment Assistance Program, the MHA will provide financing for all or a portion of the closing costs. Assessments of costs involved will be completed on a case-by-case basis.

In addition to the financing package previously described, the Malden Housing Authority plans to implement the following requirements as per HUD regulations:

1. Prohibit balloon payments
2. The Malden Housing Authority reserves the right to approve or reject financing terms and conditions
3. Allow seller financing on a case by case basis
4. Purchasers may not exceed qualifying ratios and must meet all other financing requirements established by the first mortgage lender.

7. AMOUNT OF ASSISTANCE

The amount of the Homeownership Assistance Payment shall be a sum equal to the lower of:

1. The payment standard minus the total tenant payment
2. The family's monthly homeownership expenses minus the total tenant payment

The payment standard for a family is the lower of:

1. The payment standard for the family unit size
2. The payment standard for the size of the home

The Malden Housing Authority will use the same payment schedule, payment standard amounts and subsidy standards for the Homeownership Option as for the Rental Voucher Program. The Malden Housing Authority will conduct an annual reexamination of program participants in order to update income, family size and other relevant data and adjust the payment standard accordingly.

The Malden Housing Authority will adopt for each participant an estimate of homeownership expenses in accordance with HUD requirements:

1. Principal and interest on initial mortgage(s) debt including refinancing if any
2. Real estate taxes
3. Sewer and water fees
4. Trash pick up and disposal fees
5. Homeowners insurance costs
6. Allowance for maintenance expenses
7. Allowance for costs of major repairs and replacements
8. Utility allowance
9. Principal and interest on debt incurred to finance major repairs or handicap accessible modifications.

If the home is a cooperative or condominium unit, homeownership expenses will include maintenance fees assessed by the condominium or cooperative homeowner association. Additionally, if a Housing Trust is established to provide second mortgages for homebuyers, the Malden Housing Authority will make its HAP payment directly to the second mortgage lender. If the HAP exceeds the amount due the second mortgage lender, the Malden Housing Authority will pay the difference directly to the homeowner. If the HAP is less than the second mortgage payment, the homeowner will pay the difference to the second mortgage lender from their own funds. If the Housing Trust is not established or designated by the MHA, the preferred payment approach will be to make the HAP directly to the first mortgage lender on behalf of the homeowner. The term of homeowner assistance (HAP) shall be fifteen (15) years if the term of the first mortgage is twenty (20) years or longer, except in the case of elderly and disabled program participants where the maximum term of fifteen (15) years does not apply. In all other cases, the term shall be ten (10) years.

8. POST PURCHASE REQUIREMENTS FOR FAMILIES

The family must sign a statement of homeowner obligations before the start of homeownership assistance agreeing to comply with all obligations under the program. In keeping with HUD regulations, the Malden Housing Authority has imposed the following post purchase requirements:

- The family must reside in the home. If the family moves out of the home, the Malden Housing Authority will not continue homeownership assistance payments following the month during which the family moves out.
- The Malden Housing Authority will require each family receiving homeownership assistance to attend and participate in post purchase counseling. The counseling sessions will be administered by either Malden Housing Authority staff or a certified post purchase counseling agent and will focus on home maintenance issues, family finances and budgeting and maintaining good credit by ensuring that the family is paying off its credit card and other monthly debt in a timely fashion.
- The family must comply with the terms of all mortgage(s) securing debt incurred to purchase the home and any refinancing debt, if applicable.
- The family must not convey or transfer ownership of the home while receiving homeownership assistance.
- The family may grant a mortgage on the home for debt incurred to finance the purchase of the home or any refinancing of such debt.
- After the death of a family member who holds title to the home, homeownership assistance will continue pending settlement of the estate provided that the family continues to occupy the home.
- The family must comply with all requirements of the Homeownership Program or be subject to termination of assistance.
- The family must allow the Malden Housing Authority access to the home for the purpose of performing inspections, if so required.

The family must supply the Malden Housing Authority with the following information upon request:

- Information relative to any mortgage(s) secured by the property.
- Any sale or transfer of any interest in the home.
- The family must provide the Malden Housing Authority with its homeownership expenses.
- The family must notify the Malden Housing Authority before moving out of the home.
- The family must notify the Malden Housing Authority if it defaults on any mortgage securing debt incurred to purchase the home. If the family defaults on the mortgage, the Malden Housing Authority may choose to issue a Voucher to the family to facilitate a move to a rental unit and continue rental assistance. However, the determination will be at the Malden Housing Authority's discretion, based on the good faith efforts of the family to meet its obligations and prevent default.
- Proof that no family member has an ownership interest in other real estate while receiving homeownership assistance.

9. PORTABILITY

The Malden Housing Authority will recognize the doctrine of Portability as the same has been established by current federal regulation, and will accept portable voucher holders into the program, to the extent required by HUD. If a family currently participating in the Malden Housing Authority's HCV Rental Voucher Program wants to purchase a home outside of the Malden Housing Authority's jurisdiction under the Homeownership Option, the family may do so provided that the receiving PHA is accepting new homeownership families and provided that the family meets all the requirements of the receiving PHA. The MHA will not recognize Portability as being applicable to its Program in the future should current federal regulation be amended or revised to so allow.

10. RECAPTURE OF HOMEOWNERSHIP ASSISTANCE

The MHA has adopted the certain recapture restrictions which may affect HCV Program recipients who participate in the Homeownership Option. Such families may be subject to recapture provisions if they sell their unit within five (5) years of initially purchasing the unit. In accordance with HUD regulations, the following restrictions cannot be applied to the HAP assistance:

At the time of sale of a unit by a family participating in the Homeownership Option occurring on or within five (5) years of the family's initial purchase of the unit, the Malden Housing Authority will place a lien on the property in accordance with HUD regulations. The lien will be drawn up in such a way that it is consistent with State and local law. The amount of homeownership assistance subject to recapture will be the lesser of the following two recapture options:

1. The amount of homeownership assistance (other than HAP payments), subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the sales price and the purchase price of the home minus the costs of any capital expenditures, the 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 HCV Homeownership Option and any amounts that have been previously recaptured.

In the case of a refinancing of the home, the recapture will be an amount equaling the lesser of:

1. The amount of homeownership assistance (other than HAP payments) subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the current mortgage debt and the new mortgage debt minus the costs of any capital expenditures, the costs incurred by the family in the refinancing of the home and any amounts that have been previously recaptured.

In the case of identity-of-interest transactions, the Malden Housing Authority will establish a sales price based on fair market value.

11. ELIGIBLE UNITS

The units which can be purchased under this program can be a single family house (attached or detached), a condominium unit or a cooperative share. A manufactured home is also eligible under certain conditions.

12. OTHER PROVISIONS

The MHA will administer its Voucher Homeownership Program in a manner consistent with current federal regulation. A family receiving homeownership assistance will be allowed to move to a new unit with homeownership assistance as long as the family is in compliance with program requirements, no family member has any ownership interest in the prior unit, and the Malden Housing Authority has sufficient funds. To move with continued homeowner assistance, families must again meet all eligibility requirements. A family may not move more than one time per year. Such portability may not be recognized in the future if to do so would be inconsistent with applicable regulation, as the same may be amended or revised.

ATTACHMENT "D-3"

MHA SECTION 8 PROJECT BASED VOUCHER STATEMENT

In an effort to increase the number and type of affordable housing units available to Section 8 families, as well as to assure the continued availability of such units, the Malden Housing Authority ("MHA") has implemented a Section 8 project based voucher program consistent with the requirements of 24 CFR 983. The MHA's Section 8 Program will assist low income families in accessing and renting safe and sanitary privately owned market rate housing. Project basing of units will ensure that more affordable housing choices will be available for longer periods of time to eligible families selected from the relevant waiting list. Due to the difficulty voucher recipients experience leasing eligible privately owned units in a tight rental market, the MHA has determined that the project basing of units is an appropriate option to ensure continued voucher utilization.

HUD regulations allow PHAs to project base up to 20% of their total tenant based voucher allocation. The MHA intends to project base up to 20% of its total tenant based voucher allocation, or up to a total of 195 of its present 976 total vouchers administered, or 20% of MHA's total vouchers as such baseline may be increased by any awards of Enhanced or other type voucher assistance during the Five Year term of this Plan. Nineteen (19) PBVs have previously been awarded to the Cross Street Family Housing Project; four (4) have been awarded to the Malden Young Women's Christian Association Residential property; 80 to the Salem Towers Project, to be vested over a period of 15 years in accordance with the terms of a Regulatory Waiver granted by HUD; and sixty (60) to the Heritage Project. The MHA may additionally choose to award PBVs to an affiliate non-profit established to convert and redevelop the MHA's remaining State Assisted properties as mixed-finance Affordable Housing developments. The MHA will seek waivers from HUD to establish Site-based waiting lists for each project that has received or will receive a PBV award from MHA, consistent with the MHA's Section 8 Housing Choice Voucher Administrative Plan, and as the same may be hereinafter revised. The MHA will not site project based assistance in areas where census tract data reflects a poverty rate of less than 20% unless HUD has approved an exception to this requirement, nor exceed the 25% cap for dwelling units to be assisted under a Housing Assistance Payment ("HAP") contract in any eligible building without a waiver in writing issued by HUD expressly authorizing the MHA to exceed such requirement.

The MHA will attach project based assistance to new construction; to existing units where the owner will be required to invest less than \$1,000 in order to bring the property up to HQS standards; and to existing units requiring substantial rehabilitation in order to continue to further expand affordable housing opportunities for eligible families.

The MHA will ensure that the proposed location of all project based units in Malden will comply with HUD's goal of deconcentrating poverty, expanding affordable housing opportunities, and affirmatively furthering fair housing. The MHA will advertise the availability of project based assistance as required by HUD regulations. All eligible property owners will be required to respond in full to the relevant advertisement and file a completed application for assistance together with all requested documentation. The MHA will screen and evaluate all applications received in order to determine that each proposal to be considered achieves the goals recited above.

The MHA will also assess and may act on opportunities that may present themselves should Congress adopt and fund HUD's TRA Initiative, which calls for the voluntary and mandatory conversion of public housing units into Section 8 PBVs or PBV Contract Assistance.

ATTACHMENT "E"
TABLE 8.0

MHA Capital Fund Grant Program Information

ATTACHMENT "E-1"
TABLE 8.1

Capital Fund Program Annual Statement/Performance and Evaluation Reports
(HUD-50075.1 for each of the following)

- 1) FFY'2011 Original
- 2) FFY'2010 Revision No. 1
- 3) FFY'2009 Revision No. 2
- 4) FFY'2009 ARRA Stimulus Revision No. 4
- 5) FFY'2007 Revision No. 5

MHA 2011 CAPITAL FUND GRANT

MA06P022501-11

WITH

HUD ENVIRONMENTAL CERTIFICATION

AND

form HUD-52840A (8/95)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2011	
PHA Name: Malden Housing Authority		Capital Fund Program Grant No: MA06P022501-11 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant Approval: 2011	
Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		7.00		
3	1408 Management Improvements		250,000.00		
4	1410 Administration (may not exceed 10% of line 21)		155,889.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		150,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement		1.00		
10	1460 Dwelling Structures		1,002,993.00		
11	1465.1 Dwelling Equipment—Nonexpendable		1.00		
12	1470 Non-dwelling Structures		1.00		
13	1475 Non-dwelling Equipment		1.00		
14	1483 Demolition		1.00		
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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011						
PHA Name: Malden Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P022501-11 Replacement Housing Factor Grant No: Date of CFFP:							
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report								
Line	Summary by Development Account	Original	Revised ²	Total Estimated Cost	Obligated	Total Actual Cost ¹	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)			\$1,558,894.00				
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							
Signature of Executive Director				Date 7/26/2011	Signature of Public Housing Director			Date

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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1: Newland St	Operations	1406		1.00				
	Management Improvements:	1408						
	Training, tech assist, MPD Detail			37,610.00				
	Administration	1410		41,855.00				
AMP 2: Suffolk Man	Demolition: One (1) Unit-24 Wolcott	1485		1.00				
	Operations	1406		1.00				
	Management Improvements	1408						
	Training, tech asst, Res Coord.			25,674.00				
	Administration	1410		15,794.00				
AMP 3: 630 Salem St	Operations	1406		1.00				
	Management Improvements	1408						
	Train, tech ast, Res. Crd, MPD Detail			82,480.00				
	Administration	1410		34,115.00				
	Fees and Costs: A & E, 504, Roof, etc.	1430		149,998.00				
	Dwelling Structures: 504 Upgrades, roof	1460		1,002,991.00				
AMP 4: 120 Mountain	Operations	1406		1.00				
	Management Improvements	1408						
	AMP staff train, tech asst, Res Coord			31,835.00				
	Administration	1410		19,585.00				
	Fees and Costs	1430		1.00				
AMP 5: 557 Pleasant	Operations	1406		1.00				
	Management Improvements	1408						
	AMP staff training and tech assistance			44,159.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Maiden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410		27,166.00				
	Dwelling Structures: 504 upgrades	1460		1.00				
AMP 6: 89 Pearl St	Operations	1406		1.00				
	Management Improvements	1408						
	Staff training, tech ass't, Res. Coord.			28,241.00				
	Administration	1410		17,373.00				
Linden Homes	Operations	1406		1.00				
	Management Improvements	1408						
	Staff training and tech assistance			1.00				
	Administration	1410		1.00				
	Fees and Costs	1430		1.00				
	Site Improvement	1450		1.00				
	Dwelling Structures: Windows	1460		1.00				
	Dwelling Equipment: Non-Expendable	1465.1		1.00				
	Non-Dwelling Structures	1470		1.00				
	Non-Dwelling Equipment	1475		1.00				
TOTAL				\$1,558,894.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Capital Fund Program
(CFP) Amendment**

To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Malden Housing Authority (MA022) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) NY 468 dated 4/29/2004

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,558,894.00 for Fiscal Year 2011 to be referred to under Capital Fund Grant Number MA06P02250111

PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

 (i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

 (i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

 (ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

The parties have executed this Agreement, and it will be effective on 8/3/2011. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By <u>[Signature]</u> Date: <u>7/26/11</u>
Title _____	Title <u>Executive Director</u>

Capital Fund Program
(CFP) Amendment—page 2
To The Consolidated Annual Contributions Contract
(form HUD-53012)

(SEAL)
Attest:

TOWN/CITY: MALDEN, MASSACHUSETTS


Karen Anderson, City Clerk


Richard C. Howard

TITLE: MAYOR

DATE: July 8, 2011



Certification of Exemption for HUD Funded Projects
 Determination of activities not subject to 24 CFR 58.34(a)
 May be subject to provisions of 24 CFR 58.6, as applicable

Project Name: MHA Annual and Five Year PHA Plan and Capital Fund Grant 2011
 Project Description: Capital Rehabilitation of Public Housing (See attached Annual Statement)
 Address: Various Public Housing Projects (AMPs)
 Funding Source: Capital Fund Program, Department of Housing and Urban Development
 Funding Amount: \$ 1,558,894.00
 Grant Number: MA06P022501-11

<input checked="" type="checkbox"/>	1. Environmental and other studies, resource identification and the development of plans and strategies;
<input type="checkbox"/>	2. Information and financial services;
<input checked="" type="checkbox"/>	3. Administrative and management activities;
<input type="checkbox"/>	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
<input checked="" type="checkbox"/>	5. Inspections and testing of properties for hazards or defects;
<input type="checkbox"/>	6. Purchase of insurance;
<input type="checkbox"/>	7. Purchase of tools;
<input checked="" type="checkbox"/>	8. Engineering or design costs;
<input checked="" type="checkbox"/>	9. Technical assistance and training;
<input checked="" type="checkbox"/>	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
<input checked="" type="checkbox"/>	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
<input type="checkbox"/>	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in 24 CFR 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the drawdown of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24CFR58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Responsible Entity Certifying Official Name & Title (**please print**)

Stephen M. Wishoski
 Executive Director, Malden Redevelopment Authority (MRA)


 Responsible Entity Certifying Official Signature

July 12, 2011
 Date



Compliance Documentation Checklist
24 CFR 58.6

PROJECT NAME / DESCRIPTION: MHA Annual and Five Year PHA Plan and Capital Fund Grant 2011, Public Housing Modernization

Level of Environmental Review Determination Exempt per 24 CFR 58.34

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

- Checked box: No - Source Documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX CO
Unchecked box: Yes - Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

- Unchecked box: Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.
Unchecked box: No - Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

- Unchecked box: N/A - Non-coastal county.
Checked box: No - Coastal counties must cite source documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX (This element is completed).
Unchecked box: Yes - Federal assistance may not be used in such an area.

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

- Checked box: No - Source Documentation: Locality Map (This element is completed).
Unchecked box: Yes - Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

- Unchecked box: No - Source Documentation: (Project complies with 24 CFR 51.303[a][3]).
Unchecked box: Yes - A disclosure statement must be provided to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.

Prepared by (name and title, please print): Stephen M. Wishoski, Executive Director, MRA

Signature: [Handwritten signature of Stephen M. Wishoski]

Date: July 12, 2011

MHA 2010 CAPITAL FUND GRANT

MA06P022501-10 REVISION No. 1

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Malden Housing Authority		Capital Fund Program Grant No: MA06P022501-10 rev. 1 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Obligated	Expended
Line	Summary by Development Account	Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 9,876	\$ 6	\$	\$
3	1408 Management Improvements	250,000	250,000		225,000
4	1410 Administration (may not exceed 10% of line 21)	125,000	174,738		174,738
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	250,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	545,000	1,072,640		
11	1465.1 Dwelling Equipment—Nonexpendable	1			
12	1470 Non-dwelling Structures	1			
13	1475 Non-dwelling Equipment	1			
14	1485 Demolition	17,500			
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.

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Malden Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P022501-10 rev. 1 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 500,000	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	1	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,747,384	\$ 399,738
21	Amount of line 20 Related to LBP Activities	\$ 1,747,384	\$
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		
Signature of Executive Director		Signature of Public Housing Director	
Date 07/26/2010		Date	

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 II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-10 rev. 1 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1: Newland St	Operations	1406		\$ 9,870	1			
	Management Improvements:	1408						
	AMP staff train, tech assist, MPD Detail			45,000	30,000			
	Administration	1410		33,390	46,916			
	Demolition: One (1) Unit-24 Wolcott	1485		17,500				
AMP 2: Suffolk Man	Operations	1406		1	1			
	Management Improvements	1408						
	AMP staff training, tech asst, Res Coord			27,700	26,700			
	Administration	1410		12,600	17,704			
AMP 3: 630 Salem St	Operations	1406		1	1			
	Management Improvements	1408						
	Train, tech asst, Res. Cord, MPD Detail			64,837	83,832			
	Administration	1410		27,216	38,240			
	Fees and Costs: A & E, 504, Roof, etc.	1430		299,998	249,999			
	Site Improve: Parking Upgrades, inc. 504	1450		1				
	Dwelling Struct: 504 Upgrades, Roof	1460		300,000	523,432			
AMP 4: 120 Mountain	Operations	1406		1	1			
	Management Improvements	1408						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

MHA 2009 CAPITAL FUND GRANT

MA06P022501-09 REVISION No. 2

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Malden Housing Auth		FFY of Grant Approval: 2009	
Grant Type and Number		Capital Fund Program Grant No: MA06P022501-09	
Replacement Housing Factor Grant No:		Replacement Housing Factor Grant No:	
Date of CFFP:		Date of CFFP:	
Type of Grant		Revised Annual Statement (revision no: 2)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Revised Annual Statement (revision no: 2)	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
	Original	Obligated	
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 175,328	\$ 175,328
3	1408 Management Improvements	198,000	225,000
4	1410 Administration (may not exceed 10% of line 21)	175,328	175,328
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	110,001	72,763
8	1440 Site Acquisition		
9	1450 Site Improvement	22,001	
10	1460 Dwelling Structures	250,618	988,647
11	1465.1 Dwelling Equipment—Nonexpendable	60,001	
12	1470 Non-dwelling Structures	1	
13	1475 Non-dwelling Equipment	262,001	116,214
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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Malden Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Actual Cost ¹	
Summary by Development Account		Revised ²	Expended
Line		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 500,000	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	1	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 1,753,280	\$ 700,012.10
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		
Signature of Executive Director		Signature of Public Housing Director	
Date 07/12/2011		Date	

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 CFFP Grants for operations.

⁴ RHF funds shall be included here.

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1: Newland St	Operations	1406		47,079	47,076	47,076	47,076	completed
	Management Improvements	1408						
	AMP staff training and tech assistance							
	Administration	1410		35,043	13,425	13,425		contracted
AMP 2: Suffolk Man	Site Improvement: Path Resurfacing Ph: 1	1450		47,079	47,076	47,076	47,076	completed
	Dwelling Structures: Exterior Doors	1460		22,000	0			
	Non-Dwelling Equipment: Mailboxes	1475		22,617	0			
	Operations	1475		15,000	0			
AMP 3: 630 Salem St	Management Improvements	1406		17,763	17,763	17,763	17,763	completed
	AMP staff training and tech assistance	1408						
	Administration	1410		19,800	29,304	29,304		contracted
	Dwelling Equipment Non-Expendable	1465.1		17,763	17,763	17,763	17,763	completed
AMP 3: 630 Salem St	Storm Door Replacement			60,000	0			
	Non-Dwelling Equipment: Sec Hardware	1475		65,000	52,961	52,961	52,961	completed
	Operations	1406		38,368	38,370	38,370	38,370	completed
	Management Improvements	1408						
AMP 3: 630 Salem St	AMP staff training and tech assistance			62,768	63,296	63,296		contracted
	Administration	1410		38,368	38,370	38,370	38,370	completed
	Fees and Costs	1430		100,000	0			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures: Replace Roof Ph: 1	1460		200,000	0			
	Non-Dwelling Equipment: Fire Alarm	1475		90,000	0			
AMP 4: 120 Mountain	Operations	1406		22,026	22,026	22,026	22,026	completed
	Management Improvements	1408						
	AMP staff training and tech assistance			24,552	36,337	36,337		contracted
	Administration	1410		22,026	22,026	22,026	22,026	completed
	Fees and Costs	1430		10,000	72,763	72,763	40,102.65	ongoing
	Dwell Struct: Unit Conv.: 504 Upgrades	1460		20,000	964,591	964,591	168,983.45	ongoing
AMP 5: 557 Pleasant	Operations	1406		30,552	30,553	30,553	30,553	completed
	Management Improvements	1408						
	AMP staff training and tech assistance			34,056	50,403	50,403		contracted
	Administration	1410		30,552	30,553	30,553	30,553	completed
	Dwell Structure: 504 Unit Upgrades	1460		8,000	24,056	24,056	24,056	Sub. Compl.
AMP 6: 89 Pearl St	Operations	1406		19,539	19,540	19,540	19,540	completed
	Management Improvements	1408						
	Staff training, tech ass't, Res. Coord.			21,780	32,235	32,235		contracted
	Administration	1410		19,539	19,540	19,540	19,540	completed
	Non-Dwelling Equipment: Sec Hardware	1475		85,000	63,253	63,253	63,253	completed
New Devel: Linden	Operations	1406		1	0			
	Management Improvements	1408						
	Staff training and tech assistance			1	0			
	Administration	1410		1	0			
	Fees and Costs	1430		1	0			
	Site Improvement	1450		1	0			
	Dwelling Structures	1460		1	0			
	Dwelling Equipment - Non-Expendable	1465.1		1	0			
	Non-Dwelling Structures	1470		1	0			
	Non-Dwelling Equipment	1475		1	0			

PHA Wide Activities	Contingency	1502		1	0		
TOTAL				\$1,753,280	\$1,753,280	\$1,753,280	\$700,012.10 Ongoing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

MHA 2009 ARRA CAPITAL FUND GRANT

MA06S022501-09 REVISION No. 4

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Malden Housing Auth		Capital Fund Program Grant No: MA06S022501-09		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement revision no: 4 <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds	-	\$ 886,000		
2	1406 Operations may not exceed 20% of line 21 ³	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements		6		
4	1410 Administration may not exceed 10% of line 21		22,499		91,150
5	1411 Audit		-		
6	1415 Liquidated Damages		-		
7	1430 Fees and Costs		50,000		127,310
8	1440 Site Acquisition		-		
9	1450 Site Improvement		-	5,000	5,000
10	1460 Dwelling Structures		-	1,717,500	1,717,500
11	1465.1 Dwelling Equipment—Nonexpendable		-		
12	1470 Non-dwelling Structures		10,000		
13	1475 Non-dwelling Equipment		225,001		210,000
14	1485 Demolition		-	80,000	80,000
15	1492 Moving to Work Demonstration		-		
16	1495.1 Relocation Costs		-		
17	1499 Development Activities ⁴		1,923,454		

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.

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Malden Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06S022501-09 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement revision no: 4 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	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	\$ 2,230,960	\$ 2,230,960
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	960,000	960,000
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	Date
			07/12/2011

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.

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: Malden Housing Authority		Capital Fund Program Grant No: MA06S022501-09						
		CFPP Yes/ No:						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1: Newland St	Management Improvements	1408						
	AMP staff training and tech assistance							
	Administration	1410	1	-				
	Non-Dwelling Equipment: Fiber Optics	1475	60,305	5,623				
AMP 2: Suffolk Man	Management Improvements			56,231				
	AMP staff training and tech assistance							
	Administration	1410	1	-				
	Non-Dwelling Equipment: Fiber Optics	1475	2,284	2,127				
AMP 3: 630 Salem St	Management Improvements	1408		21,276				
	AMP staff training and tech assistance							
	Administration	1410	1	-				
	Non-Dwelling Structures: Mailboxes	1470	4,911	4,611				
	Non-Dwelling Equipment: Fiber Optics	1475	10,000	0				
AMP 4: 120 Mountain	Management Improvements	1408		46,111				
	AMP staff training and tech assistance							
	Administration	1410	1	-				
	Fees and Costs: Studio Conversion	1430	2,832	2,638				
	Non-Dwelling Equipment: Fiber Optics	1475	50,000	-				
AMP 5: 557 Pleasant	Management Improvements	1408		26,383				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06S022501-09 CFPP Yes/ No: Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	AMP staff training and tech assistance			1	-			
	Administration	1410		3,929	3,659			
	Non-Dwelling Equipment: Fiber Optics	1475		39,289	36,595			
AMP 6: 89 Pearl St	Management Improvements	1408						
	AMP staff training and tech assistance			1	-			
	Administration	1410		2,513	2,340			
	Non-Dwelling Equipment: Fiber Optics	1475		25,127	23,404			
NEW: LINDEN FED	Development	1499		1,322,856	-			
	Administration	1410		200,596	70,152			
	Fees and Costs	1430		400,000	127,310			
	Site Improvement: Splashgds/Ldscpg	1450		-	5,000			
	Dwelling Structures: Mod 504 Imprvmt	1460	3-4 Bldgs	-	880,000			
	Roof Extn, flashing, facia, downspouts		56 Bldgs	-	225,000			
	Exhaust fans, kitchens & bathrooms		220 units		217,500			
	Ceiling Replacement		200 units		395,000			
	Non-Dwelling Equipment: Fiber Optics	1475		1	-			
	Demolition	1485	3-4 Bldgs	-	80,000			
TOTAL:				\$2,230,960	\$2,230,960			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

MHA 2007 CAPITAL FUND GRANT

MA06P022501-07 REVISION No. 5

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

Part I: Summary		FFY of Grant: 2007	
PHA Name: Malden Housing		FFY of Grant: Approval: 2007	
Grant Type and Number			
Capital Fund Program Grant No: MA06P022501-07 rev.5			
Replacement Housing Factor Grant No:			
Date of CFFP:			
Type of Grant	Revised Annual Statement (revision no: 5)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no: 5)		
<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Obligated
		Original	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 180,022	\$ 220,022
3	1408 Management Improvements	100,000	88,510
4	1410 Administration (may not exceed 10% of line 21)	180,022	180,022
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	162,739	150,112
8	1440 Site Acquisition	40,000	0
9	1450 Site Improvement	100,000	402,584
10	1460 Dwelling Structures	814,773	689,855
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	8,300	10,767
13	1475 Non-dwelling Equipment	178,756	58,344
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.

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2007	
PHA Name: Malden Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P022501-07 rev.5 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> 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)	35,604	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,800,216	\$ 1,800,216
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		
Signature of Executive Director		Signature of Public Housing Director	
		Date 07/12/2011	
		Date	

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.

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

Part II: Supporting Pages		Federal FFY of Grant: 2007				
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-07 rev.5 CFPP (Yes/No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
AMP 1: Newland St	Operations	1406		48,250	60,540	48,250
	Management Improvements	1408				
	Staff training, tech ass't, Res Coord.			26,802	5,000	5,000
	Administration	1410		48,249	48,249	48,249
	Fees and Costs	1430		-	12,347	12,347
	Non-Dwelling Equipment: Sec Hardware	1475		28,413	28,413	28,413
AMP 2: Suffolk Man	Operations	1406		18,276	22,089	18,276
	Management Improvements	1408				
	Staff training, tech ass't, Res Coord.			10,152	11,566	11,566
	Administration	1410		18,276	18,276	18,276
	Fees and Costs	1430		-	14,442	14,442
	Site Improvement: 504 Parking Upgrades	1450		-	21,600	21,600
	Dwelling Structures: 504 Exterior Doors	1460		39,173	32,385	32,385
	Non-Dwelling Equipment: Sec Hardware	1475		71,882	-	-
AMP 3: 630 Salem	Operations	1406		39,294	47,712	39,294
	Management Improvements	1408				
	Staff training, tech ass't, Res Coord.			21,827	24,985	24,985
	Administration	1410		39,294	39,294	39,294
	Fees and Costs	1430		32,500	21,446	21,446

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-07 rev.5 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Acquisition	1440		40,000	0			
	Site Improvement: 504 Parking Upgrades	1450		-	35,100	35,100	24,150	completed
	Repair & 504 Upgrade Footbridge			100,000	168,234	168,234	131,216	
	Dwelling Structures: 504 Signage	1460		7,800	11,710	11,710	11,710	completed
	Non-Dwelling Structures: 504 Laundry	1470		3,500	6,092	6,092		
	Non-Dwelling Equipment: Sec Hardware	1475		15,208	29,931	29,931	29,931	completed
AMP 4: 120 Mountain	Operations	1406		22,663	27,390	27,390	22,663	
	Management Improvements	1408						
	Staff training, tech ass't, Res Coord			12,589	14,342	14,342	14,342	completed
	Administration	1410		22,663	22,663	22,663	22,663	completed
	Fees and Costs	1430		40,000	37,170	37,170	36,676	
	Site Improvements: 504 Parking upgrades	1450			3,900	3,900		
	Dwelling Structures	1460						
	504 Unit Accessibility		6 Units	210,000	356,013	356,013	356,013	
	Studio Conversion/electrical upgrade			550,000	-			
	504 Signage Improvements			7,800	6,000	6,000	6,000	completed
	Non-Dwelling Structures	1470						
	504 Upgrades Laundry & Public Baths			4,800	4,675	4,675		
AMP 5: 557 Pleasant	Operations	1406		31,435	37,993	37,993	31,435	completed
	Management Improvements	1408						
	AMP training, tech ass't, Res Coord			17,462	19,894	19,894	19,894	completed
	Administration	1410		31,435	31,435	31,435	31,435	completed
	Fees and Costs	1430		50,000	57,341	57,341	56,925	
	Site Improvement: 504 parking upgrade	1450		-	9,050	9,050		
	Dwelling Structures: 504 Unit upgrades Ph: 1	1460	9 units	-	283,747	283,747	283,747	

AMP 6: 89 Pearl St	Operations	1406			20,104	24,298	24,298	20,104	completed
	Management Improvements	1408							
	AMP training, tech assistance, Res Cord				11,168	12,723	12,723	12,723	completed
	Administration	1410			20,104	20,105	20,105	20,105	completed
	Fees and Costs	1430			40,239	7,366	7,366	7,366	completed
	Site Improvement: 504 parking upgrade	1450				164,700	164,700	100,811	
	Non-Dwelling Equipment: Sec Hardware	1475			63,253	0	0		
	Contingency	1502			35,604	0	0		
PHA Wide Activities									
TOTAL					\$1,800,216	\$1,800,216	\$1,800,216	1,623,732	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

ATTACHMENT "E-2"
TABLE 8.2

Capital Fund Program Five-Year Action Plan

FFY'2011 – FFY'2015

(HUD-50075.2)

MHA 2011 - 2015
CAPITAL FUND PROGRAM
FIVE YEAR ACTION PLAN

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2014

Part I: Summary

PHA Name/Number Malden Housing Authority		Locality: Malden, Middlesex County, MA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: 1	
Development Number and Name:		Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
A.	AMP 1: Newland Street AMP 2: Suffolk Manor AMP 3: 630 Salem Street AMP 4: 120 Mountain Ave AMP 5: 557 Pleasant Street AMP6: 89 Pearl Street New Development: Linden		1,152,998	1,152,998	1,152,998	
B.	Physical Improvements Subtotal	Appraisal Statement	1,152,998	1,152,998	1,152,998	1,152,998
C.	Management Improvements		250,000	250,000	250,000	250,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		155,889	155,889	155,889	155,889
F.	Other					
G.	Operations		7	7	7	7
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,558,894	1,558,894	1,558,894	1,558,894
L.	Total Non-CFP Funds					
M.	Grand Total	\$1,558,894	\$1,558,894	\$1,558,894	\$1,558,894	\$1,558,894

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2014

Work Statement for Year 1 FFY 2011		Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
AMP 1		Replace 2nd fl windows	100	\$ 100,000	AMP 1	100	\$ 100,000
AMP 2		504 Unit Upgrades Ph: 1	1	1	AMP 2	1	1
AMP 3		Concrete/asphalt repairs	1	1	AMP 3	1	1
AMP 4		Site Accessibility Work, inc. Parking, Ph: 2		100,000	AMP 4		150,000
AMP 4		504 Unit Upgrades Ph: 1	36	850,000	AMP 4	36	800,000
AMP 4		Clean horizontal drains		102,987	AMP 4		1
AMP 4		Building Envelope		1	AMP 4		
AMP 4		Clean horizontal drains		1	AMP 4		102,987
AMP 4		Building Envelope		1	AMP 4		1
AMP 4		Building Envelope		1	AMP 4		1
AMP 6		504 Unit Upgrades Ph: 2		1	AMP 6		1
AMP 6		Replace Perimeter Fence		1	AMP 6		1
AMP 6		Common window upgrades		1	AMP 6		1
AMP 6		New Dev: Linden Energy Efficiency Upgrades, inc. Windows		1	AMP 6		1
AMP 6		Replace sewer/ soil drain lines		1	AMP 6		1
AMP 6		Subtotal of Estimated Cost		\$ 1,152,998	AMP 6		\$ 1,152,998

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2014

Work Statement for Year 1 FFY 2011		Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec		AMP 1			AMP 1		
Annual		Replace 2nd fl windows	300	\$ 300,000	Replace 2nd fl windows	1000	\$ 1,000,000
Statement		504 Unit Upgrades Ph: 1		1	504 Unit Upgrades Ph: 1		1
		AMP 2			AMP 2		
		Concrete/asphalt repairs		1	Concrete/asphalt repairs		1
		AMP 3			AMP 3		
		Site Accessibility Work, inc. Parking, Ph: 2		250,000	Site Accessibility Work, inc. Parking, Ph: 2		1
		504 Unit Upgrades Ph: 1	36	500,000	504 Unit Upgrades Ph: 1	36	1
		Building Envelope		1	Building Envelope		1
		AMP 4			AMP 4		
		Maintenance Garage		1	Maintenance Garage		50,000
		Building Envelope		1	Building Envelope		1
		Replace roof		1	Replace roof		1
		AMP 5			AMP 5		
		Clean horizontal drains		102,986	Clean horizontal drains		1
		Building Envelope		1	Building Envelope		1
		AMP 6			AMP 6		
		Clean horizontal drains		1	Clean horizontal drains		102,984
		Replace Perimeter fence		1	Replace Perimeter fence		1
		Window upgrades		1	Window upgrades		1
		New Dev: Linden			New Dev: Linden		
		Energy Efficiency Upgrades, inc. Windows	2500	1	Energy Efficiency Upgrades, inc. Windows	2500	1
		Replace sewer/ soil drain lines		1	Replace sewer/ soil drain lines		1
		Subtotal of Estimated Cost		\$ 1,152,998	Subtotal of Estimated Cost		\$ 1,152,998

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2014

Part III: Supporting Pages – Management Needs Work Statement(s)		Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013	
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	Estimated Cost
	AMP 1		AMP 1		
	Staff training, tech. assistance, MPD Detail	40,000	Staff training, technical assistance, MPD Detail	40,000	40,000
	AMP 2		AMP 2		
	Resident Coordinator Services	23,962	Resident Coordinator Services	23,962	23,962
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 3		AMP 3		
	Resident Coordinator Services	51,755	Resident Coordinator Services	51,755	51,755
	Staff training, technical assistance, MPD Detail	23,400	Staff training, technical assistance, MPD Detail	23,400	23,400
	AMP 4		AMP 4		
	Resident Coordinator Services	29,712	Resident Coordinator Services	29,712	29,712
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 5		AMP 5		
	Resident Coordinator Services	41,213	Resident Coordinator Services	41,213	41,213
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 6		AMP 6		
	Resident Coordinator Services	26,357	Resident Coordinator Services	26,357	26,357
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	New Development: Linden		New Development: Linden		
	Staff training and technical assistance	1	Staff training and technical assistance	1	1
	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000	\$ 250,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2014

Part III: Supporting Pages – Management Needs Work Statement(s)		Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015	
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	Estimated Cost
	AMP 1		AMP 1		
	Staff training, technical assistance, MPD Detail	40,000	Staff training, technical assistance, MPD Detail	40,000	40,000
	AMP 2		AMP 2		
	Resident Coordinator Services	23,962	Resident Coordinator Services	23,962	23,962
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 3		AMP 3		
	Resident Coordinator Services	51,755	Resident Coordinator Services	51,755	51,755
	Staff training, technical assistance, MPD Detail	23,400	Staff training, technical assistance, MPD Detail	23,400	23,400
	AMP 4		AMP 4		
	Resident Coordinator Services	29,712	Resident Coordinator Services	29,712	29,712
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 5		AMP 5		
	Resident Coordinator Services	41,213	Resident Coordinator Services	41,213	41,213
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	AMP 6		AMP 6		
	Resident Coordinator Services	26,357	Resident Coordinator Services	26,357	26,357
	Staff training and technical assistance	3,400	Staff training and technical assistance	3,400	3,400
	New Development: Linden		New Development: Linden		
	Staff training and technical assistance	1	Staff training and technical assistance	1	1
	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000	\$ 250,000

ATTACHMENT "F"
TABLE 9.0

HOUSING NEEDS

I. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Suppl-y	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3013	5	2	4	3	1	1
Income >30% but <=50% of AMI	1088	5	2	4	3	1	1
Income >50% but <80% of AMI	152	5	3	4	3	1	1
Elderly	1629	5	2	4	4	1	3
Families with Disabilities	2349	5	5	5	5	3	2
Black	685	N/A	N/A	N/A	N/A	N/A	N/A
Asian	748	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	792	N/A	N/A	N/A	N/A	N/A	N/A
White	2783	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction: North Suburban Consortium 5 Year Consolidated Plan and 2010-2011 Action Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Public Housing Mixed Population Wait List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: Mixed Population Developments (5): AMPs No. 2, 3, 4, 5, 6			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	674		100
Extremely low income <=30% AMI	518	76	
Very low income (>30% but <=50% AMI)	94	14	
Low income (>50% but <80% AMI)	62	9	
Families with children	0	0	
Elderly families	289	42	
Families with Disabilities	385	57	
Race - White	367	54	
Race - Hispanic	10	1	
Race - Black	91	14	
Race - Nat. Amer.	2	<1	
Race - Asian	204	30	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	557	100	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Public Housing General Occupancy Wait List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing: **General Occupancy (Family) Development: AMP No. 1**
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4266		18
Extremely low income <=30% AMI	3724	87	
Very low income (>30% but <=50% AMI)	513	12	
Low income (>50% but <80% AMI)	12	<1	
Families with children	3728	87	
Elderly families	132	3	
Families with Disabilities	406	10	
Race - White	2997	70	
Race - Black	361	8	
Race - Nat. Amer.	2	<1	
Race - Asian	906	21	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	199	7	
2 BR	1733	66	
3 BR	593	22	
4 BR	99	3	
5 BR	1	<1	
5+ BR	0	0	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No

Yes

Housing Needs of Families on the MassNAHRO Centralized Section 8 HCV Wait List

Waiting list type: (select one)

- Section 8 tenant-based assistance: **MassNAHRO Centralized HCV Waiting List**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	MN # of families/ Current MHA sort	% of total families	Annual Turnover
Waiting list total	96,400 : 1,800		Approx. 53
Extremely low income <=30% AMI	92,483 : 1,728	95.94 : 96	
Very low income (>30% but <=50% AMI)	4,203 : 71	4.36 : 3.94	
Low income (>50% but <80% AMI)	252 : 1	0.26 : 0.06	
Families with children	33,488 : 639	34.74 : 35.5	
Elderly families	5,725 : 74	5.90 : 4.1	
Families with Disabilities	32,536 : 621	33.75 : 34.5	
Race - White	43,340 : 723	44.96 : 40.17	
Race - Black	19,538 : 313	20.27 : 17.38	
Race - Pacific Islander	346 : 1	0.36 : 0.06	
Race - Nat. Amer.	1,550 : 6	1.61 : 0.34	
Race - Hispanic	33,852 : 437	35.12 : 24.28	
Race - Asian	2,870 : 212	2.98 : 11.78	

Note 1: AMI based on Eastern Worcester County area (highest in state)

Note 2: Elderly families = those applicants that checked box on list of preferences

Note 3: Disabled families = those applicants that checked box on list of preferences

Note 4: Racial statistics: some applicants check several boxes; some applicants check none

Characteristics by Bedroom Size (Public Housing Only)	MassNAHRO does not collect this data.		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No

Yes

Housing Needs of Families on the Cross Street Family Project-Based Wait List

Waiting list type: (select one)

- Section 8 tenant-based assistance: **Cross Street Family Project-Based Wait List**
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	23		3
Extremely low income <=30% AMI	23	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	22	95.65	
Elderly families	0	0	
Families with Disabilities	1	4.35	
Race- White	12	52.17	
Race - Black	9	39.13	
Race - Hispanic	1	4.35	
Race - Asian	1	4.35	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	
2 BR	12	52.17	
3 BR	10	43.48	
4 BR	1	4.35	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

ATTACHMENT "F-2"
TABLE 9.1

STRATEGY FOR ADDRESSING HOUSING NEEDS

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: the MHA will attempt to complete federalization of its 220 unit Linden state family development, in order to improve housing quality and living conditions, and to maintain and sustain affordability for assisted families. The MHA will seek to federalize all remaining state-assisted units if allowed under law during the Plan Year or Five Year Plan term
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance: utilize ARRA formula stimulus funding and any other available funding to Federalize MHA state assisted public housing program units
- Other: To the extent permitted by current regulation, or as expanded pursuant to HUD sponsored leveraging programs during the Plan year, leverage public housing operating, capital and reserve funding and Section 8 Voucher assistance to assist in the creation and development of new or expanded public and/or affordable housing opportunities.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Seek special-purpose vouchers targeted to the elderly, should they become available
- Other: Seek special-purpose vouchers like Veterans Affairs Supportive Housing vouchers and vouchers targeted to the non-elderly disabled, should such funding become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to veterans and families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT "G"
TABLE 10.0

ADDITIONAL INFORMATION

(a) Progress in Meeting Mission and Goals:

The Malden Housing Authority ("MHA") has prepared this Five-Year and Annual Plan as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), with particular emphasis placed on implementing HUD's Asset Based Management Model and continuing to transition to site based budgeting, accounting and management systems as proficiently as possible.

The MHA has worked with HUD, DHCD, federal, state and local officials, governmental and non-profit agencies in the City of Malden, and a myriad of consultants in order to determine the MHA's future administrative direction; to assess the present physical condition of the MHA's public housing inventory; to contemplate the creation, acquisition, absorption and/or conversion of properties by the MHA, inclusive of units assisted under the MHA's existing State Public Housing Program; and to formulate a flexible and fungible capital plan allowing for the continuing modernization and improvement of existing MHA developments. Local housing and supportive service providers were also consulted in order to perform an assessment of local housing needs.

The MHA has helped to create a heightened sense of safety and security in its developments by actively participating in community policing programs and crime reporting agreements with the Malden Police Department ("MPD"). As an example of this continuing commitment to make each development safer and more secure, the MHA has contracted under an MOU with MPD for detail patrol coverage intended to make local police presence visible and available to MHA residents, in order to address and mitigate issues and concerns relating to public safety and security.

With the assistance of annual capital funding grants from HUD, the MHA continues to implement a needs assessment based physical improvements program that has greatly benefited residents of all MHA administered developments. Additionally, the MHA has continued efforts both to improve management procedures in order to achieve greater customer satisfaction for tenants, and to upgrade technology which allows the MHA to increase operational efficiencies at the same time.

The MHA will work with the City of Malden, the Malden Redevelopment Authority and other qualified providers to the fullest extent fiscally feasible in attempts to create and administer both a Section 32 Public Housing Homeownership Program, a Section 8 Voucher Homeownership Program, and to Project-Base up to twenty (20%) percent of the MHA's Section 8 Housing Choice Voucher Program's baseline, and as the same may be increased by future award, in order to create additional local affordable and accessible housing opportunities.

Finally, the MHA's Resident Advisory Board (RAB), other MHA residents and the community at large all played a critical role in the development of the Annual and Five Year Plan, which are intended to form the "blue print" or template for MHA operations for the foreseeable future.

The MHA continues to fulfill its mission by working with community groups and the City of Malden in order to improve the number and availability of safe, sanitary and affordable housing opportunities for eligible families, the elderly and the disabled.

The MHA is participating in a Centralized Waiting List Program administered by Massachusetts NAHRO. The standardized internet based application allows eligible applicants to apply to any of the participating PHA's and additionally be entered on each member PHA's waiting list. This greatly increases the availability of affordable housing opportunities for eligible families both in the City of Malden and throughout the Commonwealth of Massachusetts.

(b) Significant Amendment and Substantial Deviation/Modification:

The Malden Housing Authority defines a Substantial Deviation, Significant Amendment or Modification to the Five year and Annual PHA Plan as:

"Discretionary revisions of MHA plans and/or policies that fundamentally change the MHA's mission, goals, objectives, or programs, and which require formal approval of the Board of Commissioners. Any revision to MHA plans and/or policies adopted or implemented pursuant to Presidential Executive Order, Congressional appropriations or legislation, or HUD Initiative, or any HUD revision to public and/or assisted housing program administration, funding availability, or changes in applicable regulation, will not be considered a significant amendment that requires formal approval by the MHA Board of Commissioners."

**ATTACHMENT “H”
TABLE 11.0**

**REQUIRED SUBMISSION
OF
PHA PLAN CERTIFICATIONS
FOR HUD FIELD OFFICE REVIEW**

ALL PHA PLAN REQUIRED CERTIFICATIONS FOLLOW

(unless otherwise indicated)

- (a) **Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations**
- (b) **Form HUD-50077-CR, Civil Rights Certification**
- (c) **Form HUD-50077-SL, Certification of Consistency with Consolidated Plan**
- (d) **Form HUD-50070, Certification for a Drug-Free Workplace**
- (e) **Form HUD-50071, Certification of Payment to Influence Federal Transactions**
- (f) **Form SF-LLL, Disclosure of Lobbying Activities**
- (g) **Form SF-LLL-A, Disclosure of Lobbying Activities (Continuation Sheet): N/A**
- (h) **Resident Advisory Board Comments, etc.: SEE ATTACHMENT “I”**
- (i) **Challenged elements: NONE**
- (j) **Capital Fund Program Annual Statement/Performance and Evaluation Report Form HUD-50075.1:
See Attachment “E-1” Included Herein**
- (I) **Capital Fund Program Five-Year Action Plan Form HUD-50075.2:
See Attachment “E-2” included Herein**

**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 10/01/2011, 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.

Malden Housing Authority

MA022

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20¹¹ - 20¹⁵
- Annual PHA Plan for Fiscal Years 20¹¹ - 20¹²

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
James L. Murphy	MHA Board Chairperson
Signature	Date
	07/12/2011

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Malden Housing Authority

MA022

PHA Name_____
PHA Number/HA Code

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)

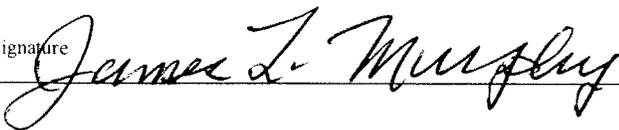
Name of Authorized Official

James L. Murphy

Title

MHA Board Chairperson

Signature



Date 07/12/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Richard C. Howard the Mayor of the City of Malden, MA certify that the Five Year and Annual PHA Plan of the Malden Housing Authority is consistent with the Consolidated Plan of North Suburban Consortium prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

7-8-11

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing; Public Housing Capital Fund; and Section 8 Housing Choice Voucher

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.)

Public Housing & Capital Fund:
630 Salem Street - 275 Newland Street
120 Mountain Ave - 557 Pleasant Street
312 Bryant Street (Suffolk Manor)
60 Westcott Street (Linden Homes)

Public Housing, Capital Fund & Section 8 HCV
89 Pearl Street

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

Stephen G. Finn

Title

Executive Director

Signature

Date

X

07/08/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing; Public Housing Capital Fund; and Section 8 Housing Choice Voucher

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

Stephen G. Finn

Title

Executive Director

Signature



Date (mm/dd/yyyy)

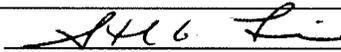
07/08/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee 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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 7th Mass	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">N/A</p> Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Public Housing Capital Fund CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	
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></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>(781) 322-3150</u> Date: <u>07/08/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Malden Housing Authority Page 1 of 1

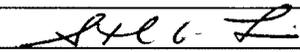
NOT APPLICABLE

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 7th Mass	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">N/A</p> Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Public and Indian Housing CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	
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></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>(781) 322-3150</u> Date: <u>07/08/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Malden Housing Authority Page 1 of 1

NOT APPLICABLE

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Malden Housing Authority Page 1 of 1

NOT APPLICABLE

ATTACHMENT "I"

**RESIDENT COMMISSIONER
AND
RESIDENT ADVISORY BOARD
INFORMATION**

MHA RESIDENT BOARD MEMBER

The Malden Housing Authority has a federal housing development resident serving as a member of its Board of Commissioners.

That Director's name is Mr. **William B. Enwright**, who is a resident of 37 Sammet Street (MA022000002P) Malden, Massachusetts 02148.

Following a thorough review of all resident names submitted by resident councils/clubs, other city officials and other interested parties, Malden Mayor Richard C. Howard appointed Mr. Enwright to the Board on March 16, 2004. Mr. Enwright's current term will expire on May 1, 2013.

MEMBERSHIP OF THE MHA RESIDENT ADVISORY BOARD

NAME:	ADDRESS: <u>(All Malden, MA 02148)</u>	AMP #
Jayne Goldberg,	557 Pleasant #523	AMP 5
Joseph Duffley	557 Pleasant St. #312	AMP 5
Brenda Keniston	220 Newland St.	AMP 1
Beverly McCarthy	224 Sammett St.	AMP 1
George Bayers,	630 Salem St. #912	AMP 3
Lois Tamagna	630 Salem St. #206	AMP 3
Carol Morse	630 Salem St. #318	AMP 3
Mary Sampson	630 Salem St. #422	AMP 3
Irving Greenblatt,	310A Bryant St.	AMP 2
Joanne Reposa	35A Sammett St.	AMP 2
Patty Colleran	630 Salem St. #915	AMP 4
Deb Schena	120 Mt. Ave	AMP 4
Richard Tracy	89 Pearl St. #503	AMP 6
Patricia Miller	89 Pearl St. #310	AMP 6

RESIDENT ADVISORY BOARD PHA PLAN COMMENTS

The MHA's Annual PHA Plan Resident Advisory Board (RAB) meeting was held at 12:00 pm on Tuesday, May 30, 2011, in the Library of 630 Salem Street. Following an opening, informal luncheon, RAB Members spoke of various administrative issues affecting residents at the particular AMP each represented (ie, bedbug and mice infestation issues, parking concerns, trash and debris disposal, etc.). MHA officials memorialized all comment made during the meeting, but determined that none rose to the level of requiring revision to the MHA's proposed FY'2011 PHA Annual and Five Year Plan (no revisions to lease language, or to current MHA policy or procedure, were discussed; capital projects discussed are already included in the proposed plan).

ATTACHMENT "J"

Violence Against Women Act of 2005 (VAWA) Statement

The Violence Against Women Act (VAWA) of 2005, requires the MHA to describe any goals, objectives, policies or programs that will enable the MHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The MHA supports the goals of the VAWA and will comply with its requirements.

The MHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The MHA has informed its public housing residents, Section 8 Program participants and Section 8 Owner/Landlord's of their rights, responsibilities and obligations under VAWA. The MHA informs Applicant Families of their rights, responsibilities and obligations under VAWA.

The MHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The MHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The MHA has implemented policies and procedures to meet the requirements of the VAWA.

ATTACHMENT "K"

Property Management Fee Phase-in

In accordance with PIH Notice 2007-9, issued April 10, 2007, the Malden Housing Authority (MHA) elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$84.95 PUM, based on most recent financial statements (FYE 2010). The currently allowable management fees for the MHA are as follows:

- HUD Safe Harbor Management Fees -- \$67.45 PUM (HUD 2010 PH Management Fee Table effective 1/1/2010 – No HUD 2011 Fee Table Published)
- Bookkeeping Fee -- \$7.50 PUM
- Asset Management Fee -- \$10.00 PUM
- Total -- \$84.95 PUM

As there is no difference between current overhead costs and the allowable fee schedules. The MHA will no longer phase-in its property Management Fee.

Property Management Fees			
These fees are retroactive to January 1, 2010.			
HUD will consider as reasonable any phase-in schedule of management fees that meets the following:			
1	20% progress towards meeting the fee schedules in Year 2,		
2	40% progress in meeting the fee schedules in Year 3, and		
3	Full compliance by Year 4.		
Schedule of Phased-in Management Fees for MHA			
2008 (Initial Year)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4)
\$80.00	\$80.25	\$84.95	\$84.95

CAVEAT: Although this schedule is being submitted to HUD with the MHA's Annual Plan pursuant to HUD's determination of a reasonable safe harbor, the MHA intends to request an increase in fees that will exceed the safe harbor amounts in the near future, perhaps during the current Plan year. This request will be made as soon as HUD defines the "appropriate supporting documentation" is required to approve an increase in fees.

ATTACHMENT "L"

MHA ENERGY AUDIT STATEMENT

The MHA is in the process of contracting for a Grade 1 Energy Audit of all facilities to be performed by an Energy Service Company pursuant to an award under an Energy Performance Contract Request For Proposals comporting with the requirements of HUD's Notice: PIH-2011-36 (HA), to issue prior to the beginning of this Federal Fiscal Year. The Field Office will be receiving the MHA's proposed EPC solicitation for review prior to month end, August, 2011.

The MHA's most recent such Audit occurred in FY '2006, when the MHA completed and filed with the HUD Local Field Office in Boston, Massachusetts, its required 5 Year PHA Energy Audit. The MHA's energy consultant, Perrigrine White of LCI Energy, conducted a Grade A Energy Audit of each of the MHA's 6 federal developments, inclusive of all scattered site units. In completing this audit, Mr. White studied and investigated the MHA's energy infrastructure and analyzed MHA water and energy bills and other relevant data in order to establish both frozen and rolling utility baselines that can be certified to HUD, and from which the MHA intends to generate new temporary revenues through the recapture of savings resulting from the conversion of a 172 unit, all-electric development to gas, the implementation of a comprehensive energy conservation program, utility rate negotiations and the acquisition and application of new power generating technologies (Cogeneration) through the procurement of an energy performance contract (EPC) with a qualified and nationally recognized energy services company ("ESCO").

Most of the projected energy savings will come from the installation of 1.6 gallon (or less) flush toilets, low flow showerheads and faucets, and other water savings devices, as well as better conservation practices for all 987 federal public housing units and all community restrooms and kitchens. The MHA intends to replace 2 roofs, repair and replace building envelopes and windows, and install a myriad of new technologies, possibly including 60 kw cogeneration units at multiple MHA developments.

The MHA will also seek energy saving opportunities and the acquisition of new and more efficient technologies through various stimulus and other federal, state and local grant and/or incentive programs as same become available.