

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Lynn Housing Authority and Neighborhood Development</u> PHA Code: <u>MA023</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2011				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>459</u> Number of HCV units: <u>1242</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<p>Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p>The Lynn Housing Authority's Mission is to assist low and moderate income families and/or individuals with safe, decent, adequate, and affordable housing with an emphasis on fostering economic independence and homeownership opportunities, without discrimination, and addressing housing impediments for the special needs population. Additionally, the Lynn Housing Authority is committed to enhancing the quality of our community and building better neighborhoods by providing comprehensive neighborhood services and funding a range of loan and grant activities that address the needs of renters, owners, homebuyers, and non-profit housing providers.</p>				
5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>**Any goals and or representations made in this PHA Plan may be amended and/or removed as a result of Federal funding reductions. Funding reductions to the Capital Fund Operating budget or a reduction in the Section 8 Administrative Fees will result in the loss of services, staffing, and physical improvements**.</p> <p>Goal 1 – Manage the LHA's existing public housing program in an efficient and effective manner to achieve PHAS High Performer designation from HUD.</p> <ul style="list-style-type: none"> • Maintain acceptable levels on the Resident Satisfaction PHAS Indicator including the submission of a follow-up plan. • Maintain all properties to UPCS standards and receive acceptable inspections in accordance with PHAS. • The LHA shall be in full compliance with all applicable City ordinances and laws, and the LHA will seek full cooperation from the city in making its properties litter free. <p>Goal 2 – To continue to identify available Federal and State funds to maintain Curwin Circle as an affordable public housing development.</p> <p>Goal 3 – Provide high quality tenant and project based rental assistance programs by achieving and maintaining a "High Performer" designation under SEMAP.</p> <p>Goal 4 – Develop and implement a citywide housing strategy responsive to the broad range of community needs and the special needs population.</p> <ul style="list-style-type: none"> • The LHA shall continue as lead agency of Lynn PACT, a consortium of social service agencies that work collaboratively to provide high quality care to homeless persons and will work to continue to build the Continuum of Care System. • LHAND will serve as Lead Agency/Fiscal Agent for the State's Interagency Council on Housing and Homelessness Regional Network Centers Program – in coordination with NSCAP and on behalf of the North Shore Housing Action Group – to prevent homeless families and individuals from entering the shelter system through regional coordination with other North Shore communities. • The LHA shall complete an annual GAPS analysis in order to identify the specific needs of the community's homeless. • Implement our Neighborhood Revitalization Strategy Initiative. • In conjunction with Lynn's Office of Economic and Community Development, LHAND will complete an Annual Action Plan, update an 				

Analysis of Impediments to Fair Housing (completed April 2007 and complete a Ten-Year Plan to End Chronic Homelessness.

- Participate in the development of a strategy to revitalize the city's Downtown neighborhood, with a focus on the Washington Street Gateway and Market Street Area.

Goal 5 – Expand affordable housing opportunities, both rental and homeownership, to serve low and moderate-income families and individuals.

- The LHA shall provide mobility counseling to help reduce the concentration of voucher holders within the LHA jurisdiction.
- Expand permanent housing options for families and individuals by ten units per year through the Infill Housing Program and various neighborhood revitalization projects.
- Continue the Section 8 Homeownership Program including applying for additional vouchers when available for use as homeownership opportunities.
- LHAND will continue to coordinate with SPIN on the Housing 1st Initiative to provide vouchers and enroll the participants in the FSS program.
- As available, the LHA will apply for additional vouchers to be used for possible relocation efforts and, as available, apply for Special Purpose Use Vouchers such as the Family Unification Program.

Goal 6 - Utilize Project Based Rental Assistance Program

- The LHA will utilize the Project Based Rental Assistance Program in order to expand housing opportunities for low and moderate income families and individuals – including homeless veterans and homeless teens
- The LHA will utilize the Project Based Rental Assistance Program to leverage funds for privately financed housing developments such as the St. Jean's Neighborhood Revitalization, the YMCA SRO Expansion Project and the **Bridgewell Group Homes**
- LHAND will also utilize Set Aside HCVs for housing initiatives such as **Displaced by City, LHAND or Non-Profit; Voluntarily Relocate from Overcrowding; Displaced due to Dwelling Fire; Wall Plaza Applicants affected by Initial Allocation Plan; Independent Living Center of N. S. and Cape Ann; Housing First Initiative; the Andrew Street Supportive Housing Project; 33 High St. Veterans Housing; HOPE for Elderly Independence; Normandy Permanent Housing Program; and Highlands Scholars Project to promote housing and educational stability in conjunction with DHCD.**
- The LHA will utilize the Project Based Rental Assistance Program in order to achieve and maintain a HUD acceptable utilization rate for the Housing Choice Voucher Program.

Statement Outlining the Source of "Set Aside" Vouchers

The source of the set aside vouchers will be the regular housing choice voucher program and will be administered in coordination with various special purpose grant programs. Examples of this would include serving formerly homeless and disabled clients, families awaiting reunification through the Department of Children & Families, and families exiting the shelter system with plans for economic self-sufficiency.

***Additional information regarding set aside vouchers is attached. (MA023q01)**

Goal 7 – Identify and secure sufficient funding to continue the agency's present mission and to possibly expand the agency's mission and role in the community given the present financial constraints.

- The LHA will continue to maintain its operating reserves at a level prescribed by HUD.
- The LHA will make every attempt to increase or maintain the amount of revenue received from federal, state and local sources.
- To develop an increased and positive revenue stream from entrepreneurial housing endeavors.
- To maintain a positive revenue stream from non-housing sources.
- Use the city's CDBG & HOME funds as seed money to attract additional public and private capital for the creation of affordable housing opportunities.

Goal 8 – Implement supportive service programs to assist residents to maximize their potential for independent living and/or economic self-sufficiency.

- The LHA shall maintain a public housing and Section 8 Family Self Sufficiency Program.
- LHAND Supportive Service and Management Staffs will continue to identify residents in need of services. Whenever possible the LHAND staffs will assist the resident in seeking needed services and/or benefits.
- Provide economic opportunities for the youth of Curwin Circle.
- Provide a variety of social, educational and recreational programs and services to all residents.

Goal 9- Lynn Housing Authority & Neighborhood Development Violence Against Women Act Provision.

The LHAND has adopted all requirements to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). LHAND's goals, objectives and policies are to enable LHAND to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, and stated in the LHAND VAWA Brochure, a copy of which is distributed to all program participants. In addition, LHAND shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in LHAND's Annual Public Housing Agency Plan.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. 2. Financial Resources. - Attached 3. Rent Determination- No Change 4. Operation and Management- No Change 5. Grievance Procedures- No Change 6. Designated Housing for Elderly and Disabled Families- No Change 7. Community Service and Self-Sufficiency- No Change 8. Safety and Crime Prevention- No Change 9. Pets- No Change 10. Civil Rights Certification- N0 Change 11. Fiscal Year Audit- No Change 12. Asset Management- No Change 13. Violence Against Women Act (VAWA)- No Change <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Lynn Housing Authority and Neighborhood Development will make the aforementioned copies available for the public to view at it's administrative office located at 10 Church Street, Lynn, MA, 01904 as well as it its PHA development management offices located at 29 Curwin Terrace, Lynn, MA 01902 and 75 Tremont Street, Lynn, MA 01902. The Plan will also be available for viewing on our website at WWW.LHAND.ORG.</p>

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Section 8 Homeownership Program

The Lynn Housing Authority & Neighborhood Development (LHAND) has established a Section 8 Homeownership Program which permits eligible participants in the Section 8 Housing Choice Voucher Program the option of purchasing a home with their Section 8 assistance rather than renting.

Eligibility Requirements:

Each Section 8 Homeownership participant must meet HUD's general requirements for admission to the Section 8 Housing Choice Voucher Program and requirements as set forth in LHAND's Administrative Plan. Additional requirements in the Section 8 Homeownership Program include that the family must:

- (A) be a first-time homeowner or have a member who is a person with disabilities;
- (B) with the exception of elderly and disabled households, meet a minimum income requirement without counting income from "welfare assistance" sources;
- (C) with the exception of elderly and disabled households, meet the requisite employment criteria;
- (D) have completed an initial lease term in the Section 8 Housing Choice Voucher Program;
- (E) have fully repaid any outstanding debt owed to LHAND or any other PHA;
- (F) not defaulted on a mortgage securing debt to purchase a home under the Home Ownership option;
- (G) not have any member who has a present ownership interest in a residence at the commencement of Home Ownership assistance.

Financing Requirements:

7.0 The proposed financing terms must be submitted to and reviewed by LHAND prior to close of escrow. Certain types of financing, including but not limited to balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be acceptable by LHAND. Seller-financing mortgages shall be considered by LHAND on a case-by-case basis. If a mortgage is not FHA-insured, LHAND will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, Massachusetts Housing Finance Agency (MHFA), State Soft Second Mortgage Program, or The Lynn Housing Authority & Neighborhood Development (LHAND) is committed to establishing and implementing a Section 8 Homeownership Program to help families who receive Section 8 housing assistance achieve economic independence by utilizing an array of public and private resources through the Family Self-Sufficiency (FSS) Program. By coordinating housing assistance with needed services such as child care, education and job training/development, LHAND will assist Section 8 participants and their families to reach their goals of independence and home ownership.

Statement Addressing Project Based Voucher Program

The Lynn Housing Authority & Neighborhood Development will utilize the Project Based Rental Assistance Program in order to expand housing opportunities for low and moderate income families, individuals, homeless veterans, and homeless teens. LHAND's goal is to utilize the PBA Program in order to achieve and maintain a HUD acceptable utilization rate for the Housing Choice Voucher Program. LHAND will utilize the Project Based Rental Assistance Program to leverage funds for privately financed housing developments such as the Andrew Street Supportive Housing Project, the St. Jean's Neighborhood Revitalization, the YMCA SRO Expansion Project and the ADD Bridgewell Group Homes

***Additional information regarding project based vouchers attached below.(MA023q01)**

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Lynn is an older city with an aged housing stock reflective of its industrial heritage, which has become a bedroom community. While Lynn remains the most populated community on the North Shore, its prominence as an economic center has diminished and the City ranks below regional, statewide and national indicators. For example, the City's tax base, on a comparative basis, increased by only 11% between 1990 and 2002 while statewide the increase was 50%. Lynn's home ownership rate also declined during the 1990s contrary to trends elsewhere.

Despite strong revitalization efforts and recent investment, LHAND and the City still have many challenges ahead of them. The recent wave of foreclosures has impacted many of the city's inner-city neighborhoods and threatens to undo much of the revitalization efforts expended in these areas. To Combat this issue, LHAND and city officials have established a Neighborhood Stabilization Program (NSP). The NSP is a two-pronged approach that focuses on providing foreclosure prevention education services and the physical rehabilitation of properties impacted that have been abandoned. LHAND will continue to work with neighborhood groups around quality of life issues and track the number of foreclosed properties by neighborhoods.

Another major issue facing Lynn, that also creates future opportunities, is that nearly two-thirds of its housing is contained in multi-unit structures. In addition, more than 20% of the City's housing is affordable, including Chapter 40B units (13%) or Section 8 certificates (7%). Lynn exceeds the statewide goal of Chapter 40B and appears to be a major supplier of low-income housing in the region. Lynn should continue initiatives to revitalize its neighborhoods including its under-performing urban core, and encourage more owner occupancy and market rate rentals, if the City wants to maintain a balance within all its market sectors.

Considerations for Improvement

9.0

As part of the most recent Housing Market and Comparability Studies conducted for Lynn by RKG Associates, the firm offered a number of general recommendations for LHAND and the City to consider for the future. These updated statistics indicate continued work is required to improve the quality of the living and working environment in the city, as well as the tax base, and were considered in the city's most recent preparation of its 5-Year Consolidated Plan.

1. Lynn needs to focus on its residential tax base: Residential property values in Lynn are at historic high levels, and the City needs to maintain its focus on this asset since it is a very important source of municipal revenue. As identified in the updated Housing Study, Lynn still has quite a few neighborhoods in and around the urban core that are underperforming and likely negatively impacting overall values. LHAND and Lynn should continue with revitalization efforts in these areas by reducing density where appropriate, eliminate conflicting uses, improve residential amenities, and increase the rate of owner occupancy.
2. Lynn needs to strengthen and improve its non-residential tax base: While this is easy to say it is difficult to accomplish in a weak economic climate, especially in light of employment declines over the last decade. Lynn should continue to work with its leaders (municipal, business, college, etc.) to explore additional opportunities in the downtown such as new cultural and commercial activity to complement the recent investment in residential condominiums. Allowing additional market rate housing in the downtown will also help strengthen the downtown commercial core. A long-term economic development strategy should also be developed. Long term, if Lynn is able to secure an MBTA subway line this may play an important role in the transition of its economic base.
3. Lynn needs to review and update its zoning: Lynn's housing density per acre was among the highest of the comparative cities, especially if the acreage at Lynn Woods was taken into account. This creates challenges for some neighborhoods that may lack residential amenities, such as parking and green space. Other neighborhoods have conflicting land uses that may affect the quality of the living environment, and be detrimental to property values. Increased traffic may also be problematic for some neighborhoods, since more Lynn residents are commuting out of town for work. Incentive zoning can also create opportunities in other areas such as the downtown and its waterfront where high density is considered more appropriate. The recent zoning change in the downtown was successful as it attracted new investment and market rate housing.
4. Lynn and LHAND should continue with its home ownership program: While the statistics indicated a nominal increase in owner occupancy, continued efforts in this direction will help to improve neighborhoods. Median condominium values are within reach of households at the median income level, but the amount of the down payment may be difficult, placing ownership out of reach for some households.

5. Lynn and LHAND should continue to work and strengthen its Code Enforcement, Education and Public Safety departments for the benefit of all its residents: Updated statistics indicate continual challenges in this regard, and future budget constraints will place additional burdens on these departments.
6. Continue with strong code enforcement to ensure that minimum conditions and living standards are maintained.
7. Continue to strengthen educational programs and workforce training opportunities for all students and residents.
8. Continue with strong public safety in all of Lynn's neighborhoods.
9. Lynn and LHAND should continue to be strategic in regards to the amount of rental assisted housing in the City, while balancing the needs of all its residents and improving its tax base: Statistics indicate that Lynn will always have a need for permanent affordable housing, but Lynn and LHAND may have already done its fair share in this regard. Balancing future needs with expiring-use contracts at Chapter 40B developments should be considered, while encouraging new investment to increase the overall owner occupancy rate in the city.

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.**

As a result of the information gathered from the above planning efforts, as well as through a number of focus group and ongoing neighborhood meetings held during the past few years, the following FY' 2006 Annual Action Plan Program Priorities were updated as part of the Consolidated Plan planning and submission process.

The City has identified seven (7) specific program objectives for next year that are described below. Each of these objectives focuses on addressing the priority needs of Lynn's low and moderate-income residents:

1. *Preserve existing affordable homeownership and rental opportunities for low and moderate income households*
2. *Expand the supply of affordable homeownership and rental opportunities for low and moderate income households*
3. *Secure funding to support revitalization and preservation of existing public housing resources including Curwin Circle*
4. *Assist first time homebuyers through down payment assistance, IDA and other equity building activities*
5. *Target limited public resources to achieve high impact including continuation of Neighborhood Revitalization Strategy Area*
6. *Coordinate housing activities with other public sector economic development and infrastructure investments*
7. *Coordinate housing initiatives with economic self-sufficiency and supportive service programs*

In the area of Homelessness and Special Needs populations, the City will continue on-going efforts to end chronic homelessness, provide emergency and transitional housing services to needy families and individuals, and to address the needs of special needs populations including those with HIV/AIDS and seniors. Annual Plan objectives for the homeless and special needs population include:

1. *Reduce chronic homelessness,*
2. *Create additional, and sustain existing, permanent housing, job training, employment and supportive service opportunities for the chronic and other homeless populations,*
3. *Provide emergency and transitional housing and supportive services,*
4. *Facilitate access to housing, health care, nutrition and other supportive services to persons with HIV/AIDS,*
5. *Facilitate access by seniors to home care, nutrition, housing, transportation, recreational and medical services,*
6. *Facilitate access to emergency services, counseling, support and permanent housing services to abused women and their children,*
7. *Promote access to housing, jobs and services by Lynn's multi-linguistic populations*

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

BRIEF STATEMENT OF PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS

The LHAND received satisfactory scores on its Resident Satisfaction survey and has maintained its units to UPCS standards. The LHAND will complete a Follow-up Plan for the communication and Neighborhood appearance indicators. The LHAND continues to work to ensure the federal public housing developments are maintained in decent and sanitary conditions. The LHAND was designated as a Standard Performer.

All goals relating to Section 8 Rental Assistance (#5, 6 and 7) are being met and/or progressing forward. We developed a corrective action plan that instrumented a more stringent Quality Control component and the latest SEMAP score graded the LHAND a High Performer. The LHAND expects to maintain compliance with all SEMAP indicators. The LHAND has implemented a new monitoring component to evaluate case rep and inspector performance. This is regulated weekly. The quality of housing under lease is holding steady at a "B" rating overall.

Our Housing Choice Voucher (HCV) Homeownership Program continues to place first-time homebuyers into affordable homes. Currently, there are 19 homeowners using HCV assistance at this time. The LHAND has used Project Based Assistance to increase utilization rates that has been very successful in expanding opportunities.

Progress was made on all goals relating to Planning & Development initiatives (#'s 4, 5, 6, & 8). P & D staff still participate with management staff in looking for alternative funding sources for the revitalization of Curwin Circle, including the possible submission of a HOPE VI grant application and/or a Low Income Housing Tax Credit application (s). P & D staff developed and implemented a citywide housing strategy included in the city's 5-Year Consolidated Plan and Annual Action Plan for Housing that focuses on Lynn's inner-city neighborhoods, public and assisted housing tenants and the homeless. The agency continued offering a number of housing grant and loan programs in the city's established Neighborhood Revitalization Strategy Area where the majority of LHAND's assisted housing tenants reside.

As lead agency for the city's "continuum of care" partnership, LHAND completed the annual "one night census count" and Gaps Analysis that captures the specific needs of the Lynn's homeless. This information served as the basis for LHAND to apply for a number of successful Supportive Housing Program grants providing both housing and supportive services to Lynn's neediest citizens. Additionally, LHAND assisted the Mayor's office in completing a draft 10-Year Plan to End Chronic Homelessness and is awaiting final approval of the plan.

Regarding homeownership activities, to date, 34 public housing families and 73 Section 8 participants, for a total of 110 have bought homes through the agency's FSS Program. In addition, over 1,600 families have participated in LHAND's CHAPA certified First Time Homebuyer Class.

*LHAND utilized Project Based Rental Assistance to expand housing opportunities in three affordable housing developments: the YMCA's SRO expansion project (10 units), the St. Jean's Redevelopment and Neighborhood Revitalization project (5 units), and **Bridgewell Group Homes (4 units)***

LHAND still made available Set Aside Vouchers for Displaced by City, LHAND or Non-Profit; Voluntarily Relocate from Overcrowding; Displaced due to Dwelling Fire; Wall Plaza applicants affected by Initial Allocation Plan; Independent Living Center of the N.S. and Cape Ann; Andrew St. Supportive Housing Project, First Initiative for families; 33 High St. Veterans Housing; HOPE for Elderly Independence; Normandy Permanent Housing Program for homeless and disabled families.

Planning & Development, in conjunction with Public Housing Management staff, identified and secured additional funding for the agency's resident initiative programs.

The LHAND has met its goal of maximizing the amount of revenue received from, state, federal and local sources. Although the LHAND has indeed maximized its available revenue, actual revenue from these sources continues to decline. The federal operating subsidy has been funded at 89% of what it should be and the 2005 Capital Fund has been cut a similar amount. Funding for the HCV program has also been decreased as HUD has basically redesigned the inner-workings of the program, changing from a voucher funded based system to a lumps sum cash based system. In addition state funding has re remained stagnant.

10.0

The LHAND has continued to increase its revenue sources from entrepreneurial accounts. These endeavors have enabled the authority to maintain local police patrols and youth activities at the family development as well as supplant the lost operating revenues for both federal developments.

B) Substantial Deviation from the 5-Year Plan and Significant Amendment to the Annual Plan Definitions

A “Substantial Deviation” shall reflect a change in the Lynn Housing Authority & Neighborhood Development’s 5-Year Plan. The following changes shall be considered a “substantial deviation”.

- *Any change in the Five-Year Action Plan which includes the addition of a non-emergency work item or removal of such line items.*

The time frame for when a change is considered a “substantial deviation” from the original PHA Plan will be from the time the PHA plan has been approved by HUD until the day before the next Plan is due. Each year the LHAND’s plan is due the second week of January. An item will not be considered a substantial deviation if it is changed as a result of the planning process for an upcoming submission of a PHA Plan. Only changes that fit the definition that are made to the approved and current PHA Plan will be considered a substantial deviation.

A “Significant Amendment” shall reflect a change in the Lynn Housing Authority & Neighborhood Development Annual Plan. The following changes shall be considered a “significant amendment”

- *Changes to rent or admissions policies or organization of the waiting list*
- *Any change in regards to demolition or disposition, designation, homeownership programs or conversion activities.*

The time frame for when a change is considered a “significant amendment” from the original PHA Plan will be from the time the PHA plan has been approved by HUD until the day before the next Plan is due. Each year the LHAND’s plan is due the second week of January. An item will not be considered a significant amendment if it is changed as a result of the planning process for an upcoming submission of a PHA Plan. Only changes that fit the definition that are made to the approved and current PHA Plan will be considered a significant amendment.

As required via HUD regulations, any substantial deviation or significant amendment shall be subject to the same public process requirements as the Public Housing Agency Plan. This will include all time frames.

C) Plan to improve substandard physical performance

The Lynn Housing Authority and Neighborhood Development has made a concerted effort to improve its substandard physical performance scores. These improvements include but are not limited to repairing damaged and dangerous walkways and sidewalks throughout the Curwin Circle Development, re-siding buildings throughout the Curwin Circle Development, providing our staff with extensive training in REAC physical inspections, replacing every roof in the Curwin Circle Development, the use of Federal Capital Fund Recovery Grant money to construct a new Tot Lot, and the expansion of our Federal maintenance staff paid out of our Capital Fund.

The physical appearance and condition of our federal developments are paramount to the Lynn Housing Authority’s mission to assist low and moderate income families and individuals with safe, decent, and adequate housing.

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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

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

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Domestic Violence, Dating Violence, Sexual Assault, Stalking

The LHAND has adopted all requirements to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). LHAND's goals, objectives and policies are to enable LHAND to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, and stated in the LHAND VAWA Brochure, a copy of which is attached to this Plan.

In addition:

A. The following activities, services, or programs are provided by LHAND, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

The LHAND informed all applicable federal housing programs residents, tenants, and landlords of the VAWA provisions beginning in 2006 with a brochure. Currently all new applicable federal housing program participants are informed of VAWA and receive a VAWA brochure at the time of admission.

B The following activities, services, or programs are provided by LHAND to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

The LHAND will not terminate assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of abuse. The LHAND is allowed to request that victims attest to their victim status by completing, signing and submitting the Certification of Domestic Violence, Dating Violence or Stalking form HUD-50066.

C. The following activities, services, or programs are provided by LHAND to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Lynn Housing Authority						
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY:	Estimated Cost	Work Statement for Year 3 FFY Grant: 2013 PHA FY:	Estimated Cost	Work Statement for Year 4 FFY Grant: 2014 PHA FY:
	Annual Statement					
		1406 Operations	\$50,000.00	1406 Operations	\$50,000.00	1406 Operations
		1408 Mgmt Improvements	\$60,000.00	1408 Mgmt Improvements	\$60,000.00	1408 Mgmt Improvements
		1410 Administration	\$71,599.00	1410 Administration	\$71,599.00	1410 Administration
		1430 Fees & Costs	\$10,000.00	1430 Fees & Costs	\$40,000.00	1430 Fees & Costs
		1450 Site Improvements	\$10,000.00	1450 Site Improvements	\$10,000.00	1450 Site Improvements
		1460 Dwelling Structures	\$510,000.00	1460 Dwelling Structures	\$230,000.00	1460 Dwelling Structures
		1470 Non Dwelling Structures	\$20,000.00	1475 Non Dwelling Equipment	\$275,000	1470 Non Dwelling Structures
						1475 Non Dwelling Equipment
			\$731,599.00		\$736,599.00	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Lynn Housing Authority						
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY:	Estimated Cost	Work Statement for Year 3 FFY Grant: 2013 PHA FY:	Estimated Cost	Work Statement for Year 4 FFY Grant: 2014 PHA FY:
	Annual Statement					
		1406 Operations	\$50,000.00	1406 Operations	\$50,000.00	1406 Operations
		1408 Mgmt Improvements	\$60,000.00	1408 Mgmt Improvements	\$60,000.00	1408 Mgmt Improvements
		1410 Administration	\$71,599.00	1410 Administration	\$71,599.00	1410 Administration
		1430 Fees & Costs	\$10,000.00	1430 Fees & Costs	\$40,000.00	1430 Fees & Costs
		1450 Site Improvements	\$10,000.00	1450 Site Improvements	\$10,000.00	1450 Site Improvements
		1460 Dwelling Structures	\$510,000.00	1460 Dwelling Structures	\$230,000.00	1460 Dwelling Structures
		1470 Non Dwelling Structures	\$20,000.00	1475 Non Dwelling Equipment	\$275,000	1465 Dwelling Equipment
						1470 Non Dwelling Structures
			\$731,599.00		\$736,599.00	
Replacement Housing Factor Funds						

RESIDENT ASSESSMENT SUB SYSTEM (RASS) FOLLOW UP PLAN

The Lynn Housing Authority and Neighborhood Development (LHAND) continuously strives to improve the overall operations of its public housing developments. To do this, the LHAND responds to its residents needs in an appropriate manner.

The LHAND managers make it a point to offer the tenant a thorough explanation of the lease at the initial orientation. At this time, the tenant is provided a tenant handbook, which describes in detail the Development Rules that all tenants must adhere to. This ensures that tenants will be fully capable of complying with the LHAND's policies. In addition, the LHAND conducts a recertification with the tenant on an annual basis. This recertification is for the purpose of renewing their lease and to guarantee that management and tenants are in cooperation with each other. At this time, the tenants are provided with another copy of their lease for reference purposes.

The LHAND responds to all maintenance related problems. The management personnel will inform residents of any problems on the development as they occur. Unless it is an emergency, anytime repairs need to be made to water systems, boilers, etc., the manager is given notification of when this work will be performed by the maintenance staff. The managers, upon receiving notification from maintenance, will issue flyers to all tenants (usually 24-48 hours in advance) explaining what will be performed and how long the work will be in progress. The LHAND is committed to make this process as efficient and timely as possible.

In addition, the LHAND provides translation services to all of its tenants when requested. The LHAND is committed to translate information to tenants in flyers and at community meetings. The LHAND provides all of its tenants with as much information in the language of the tenants choice if available. However, the LHAND has found that information and forms that are available on HUD's website are not translated and this has created difficulty in disseminating important information to our tenants. It would be effective and beneficial if HUD could provide all of its forms in various languages so that public housing authorities could communicate more efficiently with its tenants.

Neighborhood appearance is important to the Lynn Housing Authority and Neighborhood Development (LHAND) as it is to its residents. LHAND has aggressively addressed all complaints regarding neighborhood appearances at the Curwin Circle Development (MA 23-1) and the M. Henry Wall Plaza Development (MA 23-2).

The LHAND completes over 2000 work orders on an annual basis at the Curwin Circle Family Development and the M. Henry Wall Plaza Development. The M. Henry Wall Plaza Development consists of one hundred and seventy-six (176) units of elderly and disabled residents consisting of two nine-story high rise buildings. Curwin Circle is a two hundred and eighty-three unit family development with row house style housing with tenants having exclusive use of the front and rear entrances. The residents are responsible for the upkeep of their front and rear yards. The LHAND staff continuously informs residents of their responsibility to keep these areas clean. Tenants who fail to maintain these areas are constantly reminded of their responsibility to do so by both the LHAND staff, as well as, members of the Curwin Resident Council, Inc. (CRC). In the past, the CRC with the cooperation of the LHAND has conducted numerous meetings to ensure all residents were aware of their responsibility to maintain the cleanliness of the development. In addition to the LHAND notices, which are routinely sent out regarding trash, the CRC has also sent out reminders of their own to the residents.

The LHAND is addressing resident concerns regarding the trash disposal of other residents in the development. The Lynn Housing Authority and Neighborhood Development has and will continue to implement resident programs to address trash and litter issues and annually conducts neighborhood "clean-up days" in conjunction with the Curwin Resident Council (CRC), Inc. The most recent LHAND/CRC clean-up day was held May 6, 2006. Volunteers for the day included members of the CRC, as well as, ten (10) LHAND employees. The event was well publicized and held in good weather. The adult residents sparsely attended it, though the LHAND and CRC with the help of over twenty-five (25) youth volunteers removed numerous truckloads of trash from the development and surrounding areas. The LHAND will implement another clean-up day this fall to generate resident awareness of the litter problems and their responsibilities.

The LHAND also serves as a community service site through the Lynn District Court. Participants work once a week to help maintain an acceptable appearance of the LHAND's properties. All of the LHAND developments are cleaned weekly by these participants. The Lynn District Court and the LHAND supervises the participants to ensure that the program runs smoothly and the LHAND developments preserve a clean appearance during the summer months.

In addition to the efforts of the LHAND staff and CRC members, the LHAND has solicited assistance from various agencies and contractors to improve the appearance of its neighborhood. All of these activities were negotiated with the local laborers union to allow the LHAND to perform work, which has been previously collectively bargained through the union. The Lynn Housing Authority and Neighborhood Development sponsors a summer/fall Landscaping program to improve upon its appearances by planting flowers, mulching, trimming trees and bushes. The majority of participants are subsidized housing residents. The summer youth maintenance staff assists in keeping the grounds clean among other duties such as repainting speed bumps, fences, and bollards throughout the development.

The Department of Public Works (DPW) also donates flowers annually to the LHAND and individually to the residents of the M. Henry Wall Plaza Development and the Curwin Circle Development. LHAND contracts with the city of Lynn for trash removal services on a weekly basis and street sweeping services on a weekly basis in the spring, summer, and fall months. The LHAND will continue to work with the City of Lynn DPW to have the streets swept on a regular basis.

The LHAND has revitalized the Tot Lots at Curwin Circle. The LHAND has repaired the slides, painted, and replaced all of the tiles of the Tot Lots. The LHAND has implemented a graffiti removal product and process to remove graffiti from the plastic tot lot material and graffiti removal from the playground equipment. This has enhanced the appearance of the Curwin Circle Development.

The LHAND is also committed to informing residents of any occupancy or maintenance related issues. The LHAND will make all possible efforts to inform residents of these issues by letter, telephone, or even by knocking on a resident's door. The Management staff has an open door policy for all tenants. Managers are available to communicate with these tenants when an issue may arise.

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2012 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SEE	PHA Wide 1408	Security and Protective Services	\$30,000.00	PHA Wide 1408	Security and Protective Services	\$30,000.000
	PHA Wide 1408	Resident Landscaping	\$20,000.00	PHA Wide 1408	Resident Landscaping	\$20,000.00
	PHA Wide 1430	Technical Assistance	\$5,000.00	PHA Wide 1430	Technical Assistance	5,000.00
	PHA Wide 1460	Asbestos/Environmental Remediation	\$10,000.00	PHA Wide 1460	Asbestos/Environmental Remediation	\$10,000.00
	23-1 C.Circle 1408	Youth Programs	\$5,000.00	23-1 C.Circle 1408	Youth Programs	\$5,000.00
	23-1 C. Circle 1430	A/E Concrete Repairs Smoke Stack	\$5,000.00	23-1 Curwin 1430	A/E Window Replacement	\$10,000.00
Annual	23-1 C.Circle 1450	Sidewalk,Fencing & Landscaping	\$10,000.00	23-1 C.Circle 1450	Sidewalk,Fencing & Landscaping	\$10,000.00
Statement	23-1 C.Circle 1460	Unit Rehab	\$100,000.00	23-1 C.Circle 1460	Unit Rehab	\$80,000.00
	23-1 C.Circle 1460	Exterior Building Repairs	\$30,000.00	23-1 C.Circle 1460	Exterior Building Repairs	\$20,000.00

Total CFP Estimated Cost	\$731,599.00			\$736,599
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**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :_4____ FFY Grant: 2014 PHA FY:			Activities for Year _5____ FFY Grant: 2015 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide 1408	Security and Protective Services	\$30,000.00	PHA Wide 1408	Security and Protective Services	\$30,000.00
PHA Wide 1408	Resident Landscaping	\$20,000.00	PHA Wide 1408	Resident Landscaping	\$20,000.00
PHA Wide 1430	Technical Assistance	\$5,000.00	PHA Wide 1430	Technical Assistance	\$5,000.00
PHA Wide 1460	Asbestos/Environmental Remediation	\$10,000.00	PHA Wide 1460	Asbestos/Environmental Remediation	\$10,000.00
23-1 C.Circle 1408	Youth Programs	\$5,000.00	23-1 C.Circle 1408	Youth Programs	\$5,000.00
23-1 C. Circle 1430	A/E Maint. Roof Replacement	\$10,000.00	23-1 C.Circle 1450	Sidewalk,Fencing & Landscaping	\$10,000.00
23-1 C.Circle 1450	Sidewalk,Fencing & Landscaping	\$10,000.00	23-1 C.Circle 1460	Unit Rehab	\$100,000.00
23-1 C.Circle 1460	Unit Rehab	\$80,000.00	23-1 C.Circle 1460	Exterior Building Repairs	\$20,000.00
23-1 C.Circle 1460	Exterior Building Repairs	\$20,000.00	23-1 C. Circle 1460	Window Replacement	\$150,000.00

Resident Advisory Board Meeting Minutes 2011

RAB Meeting I

Minutes

Tuesday, December 14, 2010

5:30 p.m., 10 Church Street

RAB Attendance: Charles Ward, Brian Ahearn

Absent: Lauren Pelusi, Joyce Byrd, Debbie Perez, Gladys Nelson, Delores Walcott

LHAND Staff: Charles Mihos, Paul Gaudet, Brenda Womack, Adelle Abdallah, Joe Scanlon

Mr. Gaudet began the meeting with a discussion of last year's Capital Fund spending at both Wall Plaza and Curwin Circle. The discussion focused on new construction and improvements funded through the PHA Plan and its Capital Fund. Mr. Gaudet explained the importance of the RAB and that their participation was fundamental to ensure LHAND's federal funding year after year. Mr. Scanlon followed with a discussion of the 2011 Capital Fund, followed by LHAND's intended allocation of these funds for that year, as well as the intended allocation of funding for the four following years. Finally, the Resident Advisory Board was asked for their opinions regarding the funding and asked what they would like to see improved with the use of the Capital Fund. Charles Ward positively commented on the improvements made at Wall Plaza where he is a resident and thanked the Lynn Housing Authority management and administrative staff.

The meeting adjourned at 6:15

RAB Meeting II

Minutes

Tuesday, December 21, 2010

5:30 p.m., 10 Church Street

RAB Attendance:

Absent: Brian Ahearn, Joyce Byrd, Gladys Nelson, Debbie Perez, Delores Walcott, Brian Ahearn, Charles Ward

LHAND Staff: Charles Mihos, Paul Gaudet

Due to the inclement weather of a storm the preceding day, RAB members called LHAND staff to inform them that they would not be in attendance as the driving conditions were extremely poor. Mr. Gaudet and Mr. Mihos spoke with RAB members individually over the telephone and informed them of any updates in the PHA Plan/ Capital Fund Process and reminded them of the RAB's next meeting on December 21, 2010.

***RAB Meeting III
Minutes
Tuesday, December 21, 2010
4:30 pm., 10 Church Street***

RAB Attendance: Delores Walcot, Gladys Nelson, Charles Ward

Absent: Brian Ahearn, Debbie Perez

LHAND STAFF: Paul Gaudet , Brenda Womack

Mr. Gaudet reviewed elements of the prior PHA Plan and the current PHA Plan with the RAB members. Mr. Gaudet discussed LHAND's Statement of Financial Resources and explained to them the Five Year and Annual Plan.

***PHA Public Hearing
Tuesday, January 11, 2011, 5:16 p.m.
10 Church Street, LHAND Community Room***

Sign in: Charles Mihos LHAND, Paul Gaudet LHAND, Joseph Scanlon LHAND

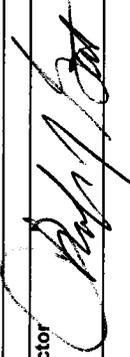
The hearing was delayed and opened at 5:16 p.m. to allow any late attendants to arrive. None were present. Mr. Scanlon opened the Public Hearing, and there being no people wishing to comment either in favor or against, closed the hearing at 5:17 p.m.

PHA Name		Lynn, MA Housing Authority		Grant Type and Number		Federal FY of Grant: 2011	
		Capital Fund Program Grant No: MA06-P023-501-11		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
[x] Original Annual Statement		[] Reserve for Disasters/ Emergencies		[] Revised Annual Statement			
[] Performance and Evaluation Report for Period Ending:		9/30/2010		[] Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹			
		Original	Revised ²	Obligated	Expended		
1	Total non-CFP Funds	0.00	0.00	0.00	0.00		
2	1406 Operations ³	50,000.00	0.00	0.00	0.00		
3	1408 Management Improvements Soft Costs	60,000.00	0.00	0.00	0.00		
4	1410 Administration	71,599.00	0.00	0.00	0.00		
5	1411 Audit	0.00	0.00	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00		
7	1430 Fees and Costs	5,000.00	0.00	0.00	0.00		
8	1440 Site Acquisition	0.00	0.00	0.00	0.00		
9	1450 Site Improvement	60,000.00	0.00	0.00	0.00		
10	1460 Dwelling Structures	476,694.00	0.00	0.00	0.00		
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00		
12	1470 Non-dwelling Structures	10,000.00	0.00	0.00	0.00		
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00		
14	1485 Demolition	0.00	0.00	0.00	0.00		
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00		
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00		
18	1499 Development Activities	0.00	0.00	0.00	0.00		
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00		
20	1502 Contingency	0.00	0.00	0.00	0.00		
21	Amount of Annual Grant: (sum of lines 2-20)	733,293.00	0.00	0.00	0.00		
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00		
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00		
24	Amount of line 21 Related to Security—Soft Costs	35,000.00	0.00	0.00	0.00		
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	0.00		
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00		

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 PHA's 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		Grant Type and Number Capital Fund Program Grant No: MA06-F023-501-11 Replacement Housing Factor Grant No:		FFY of Grant: FFY of Grant Approval:	2010
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost		
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		
		01/13/11			

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number
 Capital Fund Program Grant No. MA06-P023-501-10
 CFFP (Yes/No)

Federal FFY of Grant: 2010

Development No.	General Description of Major Work Categories	Dev Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
PHA-wide	Operations	1406		50,000.00	0.00	0.00	0.00	
PHA-wide	Resident Landscape	1408		20,000.00	0.00	0.00	0.00	
PHA-wide	Security &n Protective Services	1408		30,000.00	0.00	0.00	0.00	
PHA-wide	Administration	1410		71,599.00	0.00	0.00	0.00	
PHA-wide	Tech Assist CFP	1430		5,000.00				
PHA-wide	Asbestos Removal/Environmental Remediation	1460		10,000.00	0.00			
PHA-wide	Appliances	1475		0.00	0.00	0.00	0.00	
	<u>Curwin Circle MA23-1</u>							
23-1 C. Circle	Youth Programs	1408		5,000.00	0.00	0.00	0.00	
23-1 C. Circle	Paving, Fencing & Landscaping	1450		60,000.00	0.00	0.00	0.00	
23-1 C. Circle	Unit Rehab	1460		92,000.00	0.00	0.00	0.00	
23-1 C. Circle	Exterior Building Repairs	1460		40,000.00				
	<u>Wall Plaza MA23-2</u>							
23-2 Wall Plaza	Elderly Programs	1408		5,000.00				
23-2 Wall Plaza	Floor Repairs	1460		10,000.00	0.00	0.00	0.00	
23-2 Wall Plaza	Handicap Unit Conversion	1460		324,694.00	0.00	0.00	0.00	
23-2 Wall Plaza	Community Room Upgrade	1470		10,000.00				

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³ PHA's with under 250 units in management may use 100% of CFFP Grants for Operations

⁴RHF Funds shall be included here

PHA Name: Lynn, MA Housing Authority							Federal FY of Grant: 2011
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates'
Activities	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Administration	7/15/2013			7/15/2015			
Operations	7/15/2013			7/15/2015			
Resident Landscape	7/15/2013			7/15/2015			
Tech Assist CFP	7/15/2013			7/15/2015			
Security & Protective Services	7/15/2013			7/15/2015			
Asbestos	7/15/2013			7/15/2015			
Appliances	7/15/2013			7/15/2015			
MA-23-1 Curwin Circle							
Youth Programs	7/15/2013			7/15/2015			
Paving, Fencing & Landscaping	7/15/2013			7/15/2015			
Unit Rehab	7/15/2013			7/15/2015			
Exterior Building Repairs	7/15/2013			7/15/2015			
Wall Plaza MA23-2							
Elderly Programs	7/15/2013			7/15/2015			
Floor Repairs	7/15/2013			7/15/2015			
Handicap Unit Conversion	7/15/2013			7/15/2015			
Community Room Upgrade	7/15/2013			7/15/2015			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937 as amended.

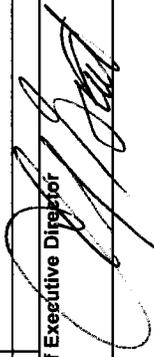
PHA Name: **Lynn, MA Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: MA02300000109E**
 Replacement Housing Factor Grant No: **FFY of Grant Approval:**
Federal FY of Grant: 2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration	92,515.50	92,515.50	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	89,000.00	89,000.00	0.00	56,522.86
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000.00	85,000.00	0.00	0.00
10	1460 Dwelling Structures	756,539.50	756,539.50	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expense Or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	1,023,055.00	1,023,055.00	0.00	56,522.86
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	113,045.72
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security—Soft Costs	20,000.00	0.00	0.00	0.00
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	113,045.72
26	Amount of line 21 Related to Energy Conservation Measures	70,000.00	0.00	0.00	0.00

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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:	
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA02300000109E		2009	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		9/30/2010		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		01/13/11			

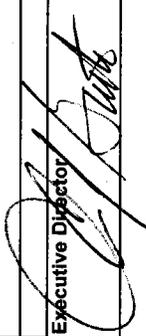
PHA Name Lynn, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-P023-501-06	Federal FY of Grant: 2006
Replacement Housing Factor Grant No:		FFY of Grant Approval:

Line No.	Summary by Development Account	9/30/2009			Final Performance and Evaluation Report	
		Original	Revised ¹	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	0.00	0.00	
2	1406 Operations ³	40,000.00	40,000.00	40,000.00	40,000.00	
3	1408 Management Improvements Soft Costs	46,560.06	44,974.36	44,974.36	44,974.36	
4	1410 Administration	73,714.00	73,722.43	73,722.43	73,722.43	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	19,032.48	19,200.00	19,200.00	19,200.00	
8	1440 Site Acquisition				0.00	
9	1450 Site Improvement	97,842.86	102,045.53	102,045.53	102,045.53	
10	1460 Dwelling Structures	227,999.53	225,258.43	225,258.43	225,258.43	
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Non-dwelling Structures	217,011.01	216,959.19	216,959.19	216,959.19	
13	1475 Non-dwelling Equipment	14,988.06	14,988.06	14,988.06	14,988.06	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve				0.00	
16	1492 Moving to Work Demonstration				0.00	
17	1495.1 Relocation Costs				0.00	
18	1499 Development Activities				0.00	
19	1501 Collateralization Expense Or Debt Service				0.00	
20	1502 Contingency				0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	737,148.00	737,148.00	737,148.00	737,148.00	
22	Amount of line 21 Related to LBP Activities				0.00	
23	Amount of line 21 Related to Section 504 compliance				0.00	
24	Amount of line 21 Related to Security--Soft Costs	27,360.06	26,489.36	26,489.36	26,489.36	
25	Amount of Line 21 related to Security-- Hard Costs				0.00	
26	Amount of line 21 Related to Energy Conservation Measures	350,111.89	352,852.98	352,852.98	352,852.98	
		0.00	0.00	0.00	0.00	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement
 Housing Factor and Capital Fund Finncing 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 Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-S023501-09		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement					
Performance and Evaluation Report for Period Ending: 9/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		
		01/13/11			
		Total Actual Cost			

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number: MA06-P023-501-06
 Capital Fund Program Grant No. MA06-P023-501-06
 CFFP (Yes/No): Replacement Housing Factor Grant No.

Federal FFY of Grant: 2006

Development No.	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
PHA-wide	Operations	1406	40,000.00	40,000.00	40,000.00	40,000.00	Complete
	Management Improvements						
PHA-wide	Security &n Protective Services	1408	27,360.06	26,489.36	26,489.36	26,489.36	Complete
PHA-wide	Tech Assist CFP	1408	4,800.00	5,885.00	5,885.00	5,885.00	Complete
PHA-wide	Vacancy Turnaround	1408	0.00	0.00	0.00	0.00	
23-1 C. Circle	Youth Programs	1408	4,800.00	3,000.00	3,000.00	3,000.00	Complete
PHA-wide	Resident Landscape	1408	9,600.00	9,600.00	9,600.00	9,600.00	Complete
			0.00	0.00	0.00	0.00	
PHA-wide	Administration	1410	73,714.00	73,722.43	73,722.43	73,722.43	Complete
			0.00	0.00	0.00	0.00	
PHA-wide	Housing Inspector	1430	19,032.48	19,200.00	19,200.00	19,200.00	Complete
PHA-wide	Unit Painting	1460	11,917.25	11,917.25	11,917.25	11,917.25	Complete
PHA-wide	Appliance Replacements	1465.1	0.00	0.00	0.00	0.00	
23-1 C. Circle	Utility & Infrastructure Repairs	1450	0.00	2,741.09	2,741.09	2,741.09	Complete
23-1 C. Circle	Sidewalk Repairs	1450	97,842.86	99,304.44	99,304.44	99,304.44	Complete
23-1 C. Circle	Floor Repairs	1460	60,272.67	60,272.67	60,272.67	60,272.67	Complete
23-1 C. Circle	Unit Rehab	1460	25,829.61	19,298.51	19,298.51	19,298.51	In Process
23-1 C. Circle	Exterior Siding Repairs	1470	216,804.19	216,804.19	216,804.19	216,804.19	Complete
23-1 C. Circle	Unit Rehab	1470	206.82	155.00	155.00	155.00	Adjusted
23-1 C. Circle	Roof Repair	1460	118,319.64	118,319.64	118,319.64	118,319.64	Complete
23-1 C. Circle	Boiler Sections Replacement	1475	14,988.06	14,988.06	14,988.06	14,988.06	Complete
23-2 Wall Plaza	Floor Repair	1460	11,660.36	15,450.36	15,450.36	15,450.36	Complete
23-2 Wall Plaza	Radiator Repairs	1465.1	0.00	0.00	0.00	0.00	

¹RHF Funds shall be included here

PHA Name: Lynn, MA Housing Authority							Federal FY of Grant: 2006
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	7/17/2008			7/17/2010			
Security &n Protective Services	7/17/2008			7/17/2010			
Elderly Programs & Services	7/17/2008			7/17/2010			
Tech Assist CFP	7/17/2008			7/17/2010			
Vacancy Turnaround	7/17/2008			7/17/2010			
Youth Programs	7/17/2008			7/17/2010			
Curwin Consultant	7/17/2008			7/17/2010			
Youth Worker	7/17/2008			7/17/2010			
Resident Landscape	7/17/2008			7/17/2010			
Administration	7/17/2008			7/17/2010			
Housing Inspector	7/17/2008			7/17/2010			
Unit Painting	7/17/2008			7/17/2010			
Appliance Replacements	7/17/2008			7/17/2010			
Bathroom Repairs	7/17/2008			7/17/2010			
Utility & Infracstructure Repairs	7/17/2008			7/17/2010			
Sidewalk Repairs	7/17/2008			7/17/2010			
Baseboard Replacement	7/17/2008			7/17/2010			
Floor Repairs	7/17/2008			7/17/2010			
Exterior Siding Repairs	7/17/2008			7/17/2010			
Unit Rehab	7/17/2008			7/17/2010			
Roof Repair	7/17/2008			7/17/2010			
Boiler Sections Replacement	7/17/2008			7/17/2010			
Heat Line Re-Routing	7/17/2008			7/17/2010			
Asbestos Removal	7/17/2008			7/17/2010			
Demo (10units)	7/17/2008			7/17/2010			
Floor Repair	7/17/2008			7/17/2010			
Radiator Repairs	7/17/2008			7/17/2010			
Faucett & Sink Repairs	7/17/2008			7/17/2010			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937 as amended.

PHA Name		Grant Type and Number		Federal FY of Grant: 2007	
Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-07 Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Original Annual Statement		Revised Annual Statement		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending: 9/30/2010		Final Performance and Evaluation Report		Total Actual Cost ¹	
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Expended
		Original	Revised ²		
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations ³	43,177.59	40,919.72	40,919.72	40,919.72
3	1408 Management Improvements Soft Costs	94,369.92	92,395.35	92,395.35	92,395.35
4	1410 Administration	74,726.00	74,726.00	74,726.00	74,726.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	20,340.70	20,340.70	20,340.70	20,340.70
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	202,581.47	202,581.47	202,581.47	202,581.47
10	1460 Dwelling Structures	231,888.03	236,120.47	236,120.47	236,120.47
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	80,178.29	80,178.29	80,178.29	80,178.29
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	747,262.00	747,262.00	747,262.00	747,262.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security—Soft Costs	8,978.47	8,978.47	8,978.47	8,978.47
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	191,377.78	191,377.78	191,377.78	191,377.78
		0.00	0.00	0.00	0.00

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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:
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-07		2009
		Replacement Housing Factor Grant No:		FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		9/30/2010		
<input type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost
Line No.		Original	Revised	Obligated
Signature of Executive Director		Date 9/13/11		Date
		Signature of Public Housing Director		

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number

Federal FFY of Grant: 2009

Development No.	General Description of Major Work Categories	Dev Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
PHA-wide	Operations	1406		43,177.59	40,919.72	40,919.72	40,919.72	Complete
PHA-wide	Administration	1410		74,726.00	74,726.00	74,726.00	74,726.00	Complete
	Curwin Circle MA23-1							
23-1 C. Circle	Youth Programs	1408		1,974.57	0.00	0.00	0.00	On going in subsequent yrs
23-1 C. Circle	Youth Worker	1408		0.00	0.00	0.00	0.00	Funded by operating budget
23-1 C. Circle	Resident Landscape	1408		75,416.88	75,416.88	75,416.88	75,416.88	Complete
23-1 C. Circle	Housing Inspector	1430		1,822.41	1,822.41	1,822.41	1,822.41	Moved to operating budget
23-1 C. Circle	Tech Assist CFP	1430		8,744.40	8,744.40	8,744.40	8,744.40	Complete
23-1 C. Circle	Unit Rehab Program A&E	1430		273.98	273.98	273.98	273.98	Complete
23-1 C. Circle	Utility & Infrastructure Repairs	1450		29,246.85	29,246.85	29,246.85	29,246.85	Complete
23-1 C. Circle	Sidewalk Repairs	1450		97,650.00	97,650.00	97,650.00	97,650.00	Complete
23-1 C. Circle	Unit Rehab Site & Grounds	1450		35,772.37	35,772.67	35,772.67	35,772.67	Complete
23-1 C. Circle	Baseboard Replacement	1460		0.00	0.00	0.00	0.00	Reallocated, included in EPC
23-1 C. Circle	Unit Rehab Program	1460		133,838.39	138,073.83	138,073.83	138,073.83	Complete
23-1 C. Circle	Roof Replacement Repair	1460		20,823.61	20,823.61	20,823.61	20,823.61	Complete
23-1 C. Circle	Siding Repair	1460		61,129.03	61,129.03	61,129.03	61,129.03	Complete
23-1 C. Circle	Appliances	1475		0.00	0.00	0.00	0.00	Moved to subsequent yrs
23-1 C. Circle	Boiler Sections Replacement	1475		28,691.94	28,691.94	28,691.94	28,691.94	Complete

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number

Federal FFY of Grant: 2009

Capital Fund Program Grant No. MA06-P023-501-09

CFPP (Yes/No): Replacement Housing Factor Grant No:

Development No.	Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
		Wall Plaza MA23-2							
23-2 Wall Plaza		Security &n Protective Services	1408		8,978.47	8,978.47	8,978.47	8,978.47	On going in subsequent yrs
23-2 Wall Plaza		Resident Landscape	1408		8,000.00	8,000.00	8,000.00	8,000.00	Complete
23-2 Wall Plaza		Parking Improvements A&E	1430		5,649.23	5,649.23	5,649.23	5,649.23	Complete
23-2 Wall Plaza		Waterproofing A&E	1430		3,850.68	3,850.68	3,850.68	3,850.68	Complete
23-2 Wall Plaza		Parking Improvements	1450		39,912.25	39,911.95	39,911.95	39,911.95	Complete
23-2 Wall Plaza		Unit Painting	1460		16,097.00	16,094.00	16,094.00	16,094.00	Complete
23-2 Wall Plaza		Floor Repairs	1460		0.00	0.00	0.00	0.00	Moved to operating budget
23-2 Wall Plaza		Appliances	1475		51,486.35	51,486.35	51,486.35	51,486.35	Complete

¹To be completed for the Performance and Evaluation Report

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHA's with under 250 units in management may use 100% of CFP Grants for Operations

⁴ RHF Funds shall be included here

PHA Name: Lynn, MA Housing Authority							Federal FY of Grant: 2007
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Operations	9/12/2009			9/12/2011			
Administration	9/12/2009			9/12/2011			
Curwin Circle MA23-1	9/12/2009			9/12/2011			
Youth Programs	9/12/2009			9/12/2011			
Resident Landscape	9/12/2009			9/12/2011			
Housing Inspector	9/12/2009			9/12/2011			
Tech Assist CFP	9/12/2009			9/12/2011			
Unit Rehab Program A&E	9/12/2009			9/12/2011			
Utility & Infrastructure Repairs	9/12/2009			9/12/2011			
Sidewalk Repairs	9/12/2009			9/12/2011			
Unit Rehab Site & Grounds	9/12/2009			9/12/2011			
Unit Rehab Program	9/12/2009			9/12/2011			
Roof Replacement Repair	9/12/2009			9/12/2011			
Siding Repair	9/12/2009			9/12/2011			
Boiler Sections Replacement	9/12/2009			9/12/2011			
Wall Plaza MA23-2							
Security &n Protective Services	9/12/2009			9/12/2011			
Resident Landscape	9/12/2009			9/12/2011			
Parking Improvements A&E	9/12/2009			9/12/2011			
Waterproofing A&E	9/12/2009			9/12/2011			
Parking Improvements	9/12/2009			9/12/2011			
Unit Painting	9/12/2009			9/12/2011			
Appliances	9/12/2009			9/12/2011			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937 as amended.

PHA Name: **Lynn, MA Housing Authority** Grant Type and Number: **MA06-P023-501-08**
 Capital Fund Program Grant No: **MA06-P023-501-08**
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

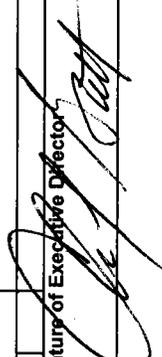
FFY of Grant Approval:

[] Original Annual Statement		[] Reserve for Disasters/Emergencies		[X] Revised Annual Statement		[] Final Performance and Evaluation Report	
[X] Performance and Evaluation Report for Period Ending:		9/30/2010		Total Estimated Cost		Total Actual Cost ¹	
Line No.	Summary by Development Account	Original	Revised ²	Obligated	Expended		
1	Total non-CFP Funds	0.00	0.00	0.00	0.00		0.00
2	1406 Operations ³	125,000.00	125,000.00	125,000.00	125,000.00		125,000.00
3	1408 Management Improvements Soft Costs	56,360.00	54,789.23	54,789.23	54,789.23		54,681.63
4	1410 Administration	74,843.00	74,843.00	74,843.00	74,843.00		74,843.00
5	1411 Audit	0.00	0.00	0.00	0.00		0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00		0.00
7	1430 Fees and Costs	30,507.56	30,507.56	30,510.86	17,809.69		17,809.69
8	1440 Site Acquisition	0.00	0.00	0.00	0.00		0.00
9	1450 Site Improvement	82,109.37	82,109.37	82,109.37	82,109.37		63,324.37
10	1460 Dwelling Structures	152,277.98	154,157.46	130,518.15	103,463.34		103,463.34
11	1465.1 Dwelling Equipment—Nonexpendable	8,900.00	8,591.29	8,900.00	750.00		750.00
12	1470 Non-dwelling Structures	169,895.09	169,895.09	169,145.09	169,145.09		169,145.09
13	1475 Non-dwelling Equipment	48,450.00	48,450.00	48,450.00	48,450.00		48,450.00
14	1485 Demolition	0.00	0.00	0.00	0.00		0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00		0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00		0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00		0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00		0.00
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00		0.00
20	1502 Contingency	0.00	0.00	0.00	0.00		0.00
21	Amount of Annual Grant: (sum of lines 2-20)	748,343.00	748,343.00	724,266.00	657,467.12		657,467.12
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00		0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00		0.00
24	Amount of line 21 Related to Security—Soft Costs	30,000.00	30,000.00	30,000.00	30,000.00		30,000.00
25	Amount of Line 21 Related to Security-- Hard Costs	0.00	0.00	0.00	0.00		0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00		0.00

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 PHA's 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		Grant Type and Number		FFY of Grant:	2008
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-08		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
<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"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost		
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		
		01/13/11			

PHA Name: Lynn, MA Housing Authority						Federal FY of Grant: 2008	
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Operations	6/12/2010			6/12/2012			
Resident Landscape	6/12/2010			6/12/2012			
Security & Protective Services	6/12/2010			6/12/2012			
Tech Asssit CFP	6/12/2010			6/12/2012			
Administration	6/12/2010			6/12/2012			
Appliances	6/12/2010			6/12/2012			
Curwin Circle MA23-1							
Youth Programs	6/12/2010			6/12/2012			
Youth Worker	6/12/2010			6/12/2012			
Housing Inspector	6/12/2010			6/12/2012			
A&E UFAS	6/12/2010			6/12/2012			
Utility & Infrastructure Repairs	6/12/2010			6/12/2012			
Site & Grounds Improvements	6/12/2010			6/12/2012			
Unit Painting	6/12/2010			6/12/2012			
Floor Repairs	6/12/2010			6/12/2012			
Storm Door Replacement	6/12/2010			6/12/2012			
Porches/Steps	6/12/2010			6/12/2012			
Asbestos Removal	6/12/2010			6/12/2012			
Siding Replacment	6/12/2010			6/12/2012			
Unit Rehab	6/12/2010			6/12/2012			
Basement Cleanout	6/12/2010			6/12/2012			
Boiler Sections	6/12/2010			6/12/2012			
Wall Plaza MA23-2	6/12/2010			6/12/2012			
Elderly Programs & Services	6/12/2010			6/12/2012			
A&E Waterproofing	6/12/2010			6/12/2012			
Unit Painting	6/12/2010			6/12/2012			
Asbestor Removal	6/12/2010			6/12/2012			
A&E UFAS	6/12/2010			6/12/2012			
Dumpster Enclosure	6/12/2010			6/12/2012			
Water Proofing	6/12/2010			6/12/2012			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937 as ammended.

PHA Name Lynn, MA Housing Authority
 Grant Type and Number MA06-P023-501-09
 Capital Fund Program Grant No.
 Replacement Housing Factor Grant No:

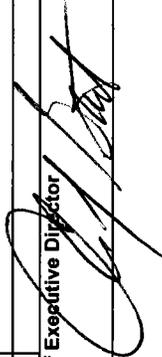
Federal FY of Grant: 2009
 FFY of Grant Approval:

Line No.	Summary by Development Account	9/30/2010			Total Actual Cost ¹	
		Original	Revised ²	Revised ³	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00	0.00
2	1406 Operations ³	85,790.56	85,790.56	85,790.56	76,955.00	76,955.00
3	1408 Management Improvements Soft Costs	39,798.88	49,598.88	49,598.88	28,989.98	23,319.86
4	1410 Administration	73,329.00	73,329.00	73,329.00	73,329.00	73,329.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	10,778.77	36,028.77	36,028.77	3,578.61	3,578.61
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	113,491.67	58,744.45	58,744.45	45,000.00	1,141.12
10	1460 Dwelling Structures	410,104.12	429,801.34	429,801.34	206,460.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00	0.00
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	733,293.00	733,293.00	733,293.00	434,312.59	178,323.59
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security--Soft Costs	20,000.00	20,000.00	20,000.00	14,214.14	10,538.88
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	48,994.45	73,491.67	73,491.67	0.00	0.00

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 PHA's 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		Grant Type and Number		FFY of Grant:	
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-09		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		9/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Original	Revised	Total Actual Cost
Signature of Executive Director		Date		Signature of Public Housing Director	
		01/13/11			

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority		Grant Type and Number		MA06-P023-501-09		Replacement Housing Factor Grant No.		Federal FFY of Grant: 2009	
Capital Fund Program Grant No.		Capital Fund Program Grant No.		CFFP (Yes/No):		Total Estimated Cost		Total Actual Cost	
Development No.	General Description of Major Work Categories	Dev Acct Number	Quantity	Total Estimated Cost		Funds Obligated ¹	Funds Expended ¹	Status of Work	
				Original	Revised ¹				
PHA-wide	Operations	1406		85,790.56	85,790.56	76,955.00	76,955.00	In Process	
PHA-wide	Resident Landscape	1408		10,000.00	19,800.00	13,744.69	11,749.83	In Process	
PHA-wide	Security &n Protective Services	1408		20,000.00	20,000.00	14,214.14	10,538.88	In Process	
PHA-wide	Administration	1410		73,329.00	73,329.00	73,329.00	73,329.00	Complete	
PHA-wide	Asbestos Removal	1460		19,597.78	9,797.78	0.00	0.00	In Process	
PHA-wide	Painting: Units & Common Areas	1460		0.00	10,000.00	0.00	0.00	In Process	
	Curwin Circle MA23-1								
23-1 C. Circle	Youth Programs	1408		4,899.44	4,899.44	1,031.15	1,031.15	In Process	
23-1 C. Circle	Tech Assist CFP	1430		5,879.33	904.03	904.03	904.03	In Process	
23-1 C. Circle	UFAS Unit Conversion A&E	1430		0.00	25,250.00			In Process	
23-1 C. Circle	Utility & Infrastructure Repairs	1450		24,497.22	0.00	0.00	0.00	In Process	
23-1 C. Circle	Sidewalk Fencing & Landscaping	1450		88,994.45	58,744.45	45,000.00	1,141.12	In Process	
23-1 C. Circle	Unit Rehab	1460		48,994.45	73,491.67	0.00	0.00	In Process	
23-1 C. Circle	Handicap Unit Construction	1460		341,511.89	245,402.22	206,460.00	0.00	In Process	

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number

Federal FFY of Grant: 2009

Development No.	Name/HA-Wide Activities	General Description of Major Work Categories	Capital Fund Program Grant No. CFFP (Yes/No):	MA06-P023-501-09 Replacement Housing Factor Grant No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Dev Acct Number	Revised ¹	Original	Funds Obligated ²		Funds Expended ³
		Wall Plaza MA23-2									
23-2 Wall Plaza	Elderly Programs & Services		1408		4,899.44	4,899.44	0.00	0.00		In Process	
23-2 Wall Plaza	Tech Assist CFP		1430		4,899.44	9,874.74	2,674.58	2,674.58		In Process	
23-2 Wall Plaza	UFAS Unit Conversion		1460		0.00	91,109.67	0.00	0.00		In Process	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHA's with under 250 units in management may use 100% of CFFP Grants for Operations
⁴ RHF Funds shall be included here

PHA Name: Lynn, MA Housing Authority							Federal FY of Grant: 2009
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Administration	7/1/2011			7/1/2013			
Operations	7/1/2011			7/1/2013			
Resident Landscape	7/1/2011			7/1/2013			
Security &n Protective Services	7/1/2011			7/1/2013			
Asbestos Removal	7/1/2011			7/1/2013			
Painting: Units & Common	7/1/2011			7/1/2013			
#REF!	7/1/2011			7/1/2013			
MA-23-1 Curwin Circle							
Youth Programs	7/1/2011			7/1/2013			
Youth Worker	7/1/2011			7/1/2013			
Housing Inspector	7/1/2011			7/1/2013			
Tech Assist CFP	7/1/2011			7/1/2013			
Utility & Infracstructure Repairs	7/1/2011			7/1/2013			
Sidewalk Fencing &	7/1/2011			7/1/2013			
Unit Rehab	7/1/2011			7/1/2013			
Floor Repairs	7/1/2011			7/1/2013			
Handicap Unit Construction	7/1/2011			7/1/2013			
Boiler Section	7/1/2011			7/1/2013			
Wall Plaza MA23-2							
Elderly Programs & Services	7/1/2011			7/1/2013			
Tech Assist CFP	7/1/2011			7/1/2013			

¹ Obligation and expenditure end dated can only be revised with HUD approval pusuant to Section 9j of the U.S. Housing Act of 1937 as ammended.

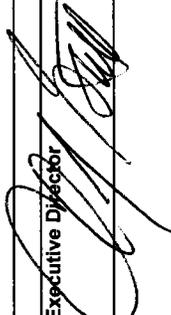
PHA Name Lynn, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-P023-501-10 Replacement Housing Factor Grant No:	Federal FY of Grant: 2010
FFY of Grant Approval:		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 Final Performance and Evaluation Report					
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations ³	100,000.00	100,000.00	0.00	0.00
3	1408 Management Improvements Soft Costs	38,542.00	38,542.00	0.00	0.00
4	1410 Administration	73,243.90	73,243.90	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	10,390.00	48,390.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	70,000.00	43,000.00	0.00	0.00
10	1460 Dwelling Structures	384,060.00	373,060.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	39,600.00	39,600.00	0.00	0.00
12	1470 Non-dwelling Structures	4,900.00	4,900.00	0.00	0.00
13	1475 Non-dwelling Equipment	11,703.10	11,703.10	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	732,439.00	732,439.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security --Soft Costs	20,000.00	20,000.00	0.00	0.00
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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 PHA's with under 250 units in management may use 100% of CFP Grants for Operations
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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:	
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-10		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		9/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost		
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		01/13/11			

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number

Federal FFY of Grant: 2010

Development No.	General Description of Major Work Categories	Capital Fund Program Grant No. CFFP (Yes/No):	MA06-P023-501-10 Replacement Housing Factor Grant No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Dev Acct Number	Original	Revised ¹	Funds Obligated ¹	
PHA-wide	Operations			1406		100,000.00	0.00	0.00	
PHA-wide	Resident Landscape			1408		10,000.00	0.00	0.00	
PHA-wide	Security &n Protective Services			1408		20,000.00	0.00	0.00	
PHA-wide	Administration			1410		73,243.90	0.00	0.00	
PHA-wide	Tech Assist CFP			1430		5,000.00			
PHA-wide	Asbestos Removal			1460		8,000.00			
PHA-wide	Appliances			1475		11,703.10	0.00	0.00	
	Curwin Circle MA23-1								
23-1 C. Circle	Youth Programs			1408		8,542.00	0.00	0.00	
23-1 C. Circle	A&E Sidewalks Fencing & Landscaping			1430		0.00	17,000.00	0.00	
23-1 C. Circle	Sidewalk Fencing & Landscaping			1450		70,000.00	43,000.00	0.00	
23-1 C. Circle	Unit Rehab			1460		100,000.00	75,000.00	0.00	
23-1 C. Circle	Storm Doors			1460		11,760.00	11,760.00	0.00	
23-1 C. Circle	Porches & Steps			1460		4,900.00	4,900.00	0.00	

Part II: Supporting Pages

PHA Name: Lynn, MA Housing Authority

Grant Type and Number

Federal FFY of Grant: 2010

Capital Fund Program Grant No. MA06-P023-501-10

Replacement Housing Factor Grant No:

Development No.	General Description of Major Work Categories	Dev Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
	Wall Plaza MA 23-2							
23-2 Wall Plaza	A&E Entry Card Access	1430		3,920.00	3,920.00	0.00	0.00	
23-2 Wall Plaza	A&E Door Refinishing	1430		1,470.00	0.00	0.00	0.00	
23-2 Wall Plaza	A&E Handicapped Unit Construction	1430		0.00	22,470.00	0.00	0.00	
23-2 Wall Plaza	Floor Repairs	1460		9,800.00	9,800.00	0.00	0.00	
23-2 Wall Plaza	Handicap Unit Conversion	1460		210,000.00	224,000.00	0.00	0.00	
23-2 Wall Plaza	Unit Door Refinishing	1460		39,600.00	39,600.00	0.00	0.00	
23-2 Wall Plaza	Entry Door Card Access System	1465		39,600.00	39,600.00	0.00	0.00	
23-2 Wall Plaza	Carpet Community Building	1470		4,900.00	4,900.00	0.00	0.00	

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 PHA's with under 250 units in management may use 100% of CFP Grants for Operations

⁴ RHFF Funds shall be included here

PHA Name: Lynn, MA Housing Authority						Federal FY of Grant: 2010	
Development Number Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Administration	7/15/2012			7/15/2014			
Operations	7/15/2012			7/15/2014			
Resident Landscape	7/15/2012			7/15/2014			
Tech Assist CFP	7/15/2012			7/15/2014			
Security &n Protective Services	7/15/2012			7/15/2014			
Asbestos Removal	7/15/2012			7/15/2014			
Appliances	7/15/2012			7/15/2014			
MA-23-1 Curwin Circle							
Youth Programs	7/15/2012			7/15/2014			
Sidewalk Fencing &	7/15/2012			7/15/2014			
Unit Rehab	7/15/2012			7/15/2014			
Storm Doors	7/15/2012			7/15/2014			
Porches & Steps	7/15/2012			7/15/2014			
Wall Plaza MA23-2							
A&E Entry Card Access	7/15/2012			7/15/2014			
A&E Door Refinishing	7/15/2012			7/15/2014			
Floor Repairs	7/15/2012			7/15/2014			
Handicap Unit Conversion	7/15/2012			7/15/2014			
Unit Door Refinishing	7/15/2012			7/15/2014			
Entry Door Card Access System	7/15/2012			7/15/2014			
Carpet Community Building	7/15/2012			7/15/2014			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937 as amended.

PHA Name Lynn, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-S023501-09 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report FFY of Grant Approval:		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations ³				
3	1408 Management Improvements Soft Costs				
4	1410 Administration	94,725.00	94,725.00	94,725.00	58,719.93
5	1411 Audit			0.00	
6	1415 Liquidated Damages			0.00	
7	1430 Fees and Costs	60,000.00	66,007.59	66,007.59	64,507.59
8	1440 Site Acquisition			0.00	
9	1450 Site Improvement			0.00	
10	1460 Dwelling Structures	802,529.00	796,521.41	796,521.41	728,172.40
11	1465.1 Dwelling Equipment--Nonexpendable			0.00	
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment			0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization Expense Or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	957,254.00	957,254.00	957,254.00	851,399.92
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security--Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	627,529.00	415,275.20	415,275.20	402,356.59
		0.00	0.00	0.00	0.00

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHA's 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		Grant Type and Number		FFY of Grant:	
PHA Name Lynn, MA Housing Authority		Capital Fund Program Grant No: MA06-P023-501-08		2008	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement		9/30/2010		Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
		01/13/11			
Signature of Executive Director		Date		Signature of Public Housing Director	

	Units	Partnering Agency
Project Based		
St. Jeans Neighborhood Revialization	5	
YMCA SRO Expansion Project	10	YMCA
(Bridgewell) GLMH Group Homes	4	Bridgewell
Set-Aside		
Displaced by City, LHAND or Non-Profit		
Voluntarily Relocate from Overcrowding		
Displaced due to Dwelling Fire		
Wall Pl. <i>Applicants</i> affected by Initial Allocation Plan	10	
Independent Living Center of N.S. and Cape Ann	10	Independent Lvng Ctr
Housing 1st Initiative	10	SPIN
33 High Street	6	Lynn Shelter
(per Lisa Tobin) HOPE	25	
Normandy Permanent Housing Program	4	SPIN
Highlands Scholars Project	25	MA Coal & DHCD
Andrew St. Supportive Housing	10	AHL
HOME funded - not Section 8 Program		
TBRA Unaccompanied High School Youth	13	School Dept.

LYNN HOUSING AUTHORITY
STATEMENT OF FINANCIAL RESOURCES

Sources	Planned \$	Planned Uses
1. Federal Grants	\$15,263,707.00	
a.) Public Housing Operating Fund	\$2,547,149.00	
b) Public Housing Capital Fund	\$732,438.00	
c) HOPE VI Revitalization	\$0.00	
d). HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant Based Assistance	\$11,932,592.00	
f) Public Housing Drug Elimination	\$0.00	
g) Resident Opportunity and Self Sufficiency Grants	\$51,528.00	
h) Community Development Block Grant	\$0.00	
I) HOME	\$0.00	
j) Other Federal Grants		
	\$0.00	Public Housing Safety/Security
2.Prior Year Federal Grants		
PHDEP	\$0.00	Public Housing Safety/Security
ROSS	\$50,027.00	Residential Services/ESL/Youth Programs
FFY2008,FFY 2009 and FFY2010 Capital Fund	\$1,308,364.00	Public Housing Capital Improvements
ARRA Stimulus Grants	\$811,690.00	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,591,820.00	Public Housing Operations
4 Other Income		
Investment Interest	\$13,780.00	Other
Entrepreneurial Act	\$24,698.00	Public Housing Supportive Services
Total Resources	\$19,064,086.00	