

PHA Plan Update

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

The WHA requested that HUD federalize four of its Massachusetts state funded developments during this past fiscal year. As of the date of the submission of this plan three of the four have been reviewed, inspected and formally identified as federally funded developments. These developments are identified as MA012-019 John Curran Apartments, MA012-021 Lafayette Apartments and MA012-022 Booth Apartments. Lakeside Apartments, a 204 unit family development will be the last development to be federalized. It is anticipated that this development will receive its recognition in late FY10 or early in FY11.

The Worcester Housing Authority in conjunction with its city-wide Resident Advisory Council has designated two of its federal developments as Smoke Free. Effective March 1, 2012 two more federally subsidized developments will go “smoke free”. Residents in those buildings have been informed of this designation and the WHA is working with each building’s tenant organization to ensure success of this designation. Smoke cessation programs will be offered to those current residents that wish to stop smoking and designated outside smoking areas have been identified for those residents that choose to continue to smoke. No resident will be displaced from the building unless they request to be transferred to a non designated smoke free building. The WHA may, in the coming calendar year designate other buildings as smoke free.

Since January of 2011, the WHA has been working with funders at The Health Foundation of Central Massachusetts (THFCM) to develop and implement a rigorous and service-rich self-sufficiency program with its roots in the Public Housing Family Self-Sufficiency (FSS) program model. This exciting new program is appropriately named “A Better Life (ABL): Helping Families Find Their Way.” The ABL Pilot Program, officially launched in January 2012, currently serves thirty families on a voluntary basis.

Each participating family receives highly intensive case management, beginning with the completion of comprehensive assessments in five areas: education, employment, health (physical and mental), finances and personal. The results of these assessments form the basis for the creation of a Family Development Plan (FDP) with short-, medium- and long-term goals for each family member. To ensure the successful completion of the goals outlined in their FDPs, the families will receive personalized case management, as well as priority access to the services and resources offered by our local partner agencies. It is the WHA’s ultimate goal that, through hard work and consistent support, ABL families will move from public housing and into the private housing market within five years’ time.

6.0

(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.

Belmont Tower Apartments 40 Belmont Street Worcester, MA 01605	Murray Ave. Apartments 50 Murray Ave Worcester, MA 01610	Lakeside Apartments 30 Lakeside Ave Worcester, MA 01603
Pleasant Tower Apartments 275 Pleasant Street Worcester, MA 01609	Great Brook Valley Gardens 69 Tacoma Street Worcester, MA 01609	Curtis Apartments 32 Great Brook Valley Avenue Worcester, MA 01605

- 6.0.1 – Eligibility, Selection et al – Attachment a
- 6.0.2 – Financial Resources – Attachment b
- 6.0.3 – Rent Determination – Attachment c
- 6.0.4 – Operations and Management – Attachment d
- 6.0.5 – Grievance Procedures – Attachment e
- 6.0.6 – Designated Housing – Attachment f
- 6.0.7 – Community Service & Self Sufficiency - Attachment g
- 6.0.8 – Crime and Safety – Attachment h
- 6.0.9 – Pets – Attachment i
- 6.0.10 – Civil Rights – Attachment j
- 6.0.11 – Fiscal Audit – Attachment k
- 6.0.12 – Asset Management – Attachment l
- 6.0.13 – VAWA – Attachment m

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>7.0.a – Hope IV or Mixed Finance Modernization or Development</p> <p>At the time of this submission the WHA does not have any plans to apply for Hope IV or Mixed Finance Modernization or Development</p> <p>7.0.b – Demolition and/or Disposition</p> <p>At the time of this submission the WHA does not have any plans to apply nor has an application pending for any demo/dispo.</p> <p>7.0.c – Conversion of Public Housing</p> <p>At the time of this submission the WHA does not have any plans to convert any public housing units to tenant based assistance</p> <p>7.0.d – Homeownership</p> <p>At the time of this submission the WHA does not have any plans to apply for approval of a Public Housing Homeownership program. At the time of this submission the WHA does administer a Section 8 Homeownership program (See attachment x for administrative plan)</p> <p>7.0.e – Project-based Vouchers</p> <p>The Worcester Housing Authority’s Project Based Program is designated to assist a specific population. The population includes disabled individuals selected by the Massachusetts Department of Mental Health and the Massachusetts Department of Developmental Services who meets their eligibility requirements. This 300 unit project-based program is generally located in the City of Worcester and its abutting communities and meets the housing needs of the disability community as identified in the consolidated plan of the City of Worcester and the WHA PHA Plan.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>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.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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.

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

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

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

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

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

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

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

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

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

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$10,219,884	
b) Public Housing Capital Fund	\$3,338,956	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based	\$14,440,083	
f) Public Housing Drug Elimination Program (including	\$0	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$0	
i) Home	\$0	
Sources		
Section 8 HCV FSS Grant	\$124,457	
Public Housing FSS Grant	\$67,465	
Family Services Grant	\$80,000	
2. Prior Year Federal Grants (unobligated funds only) (list		
MA06P012501-10 CFP	\$2,186,980	PH Capital Improvements

3. Public Housing Dwelling Rental Income	\$7,440,498	PH Operations
4. Other income		
Other Income	\$575,045	PH Operations
Investment Income	\$63,873	PH Operations
Tenant Revenue - Other		
S8 Port Fees and Fraud Recovery	\$181,926	S8 Operations
4. Non-federal sources (list below)		
State/Local – Total Revenue	\$14,241,443	State/Local
Total Resources	\$52,960,610	

6.0.3 – Rent Determination – Attachment c

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

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

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

6.0.4 – Operations and Management – Attachment d

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

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

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

6.0.5 – Grievance Procedures – Attachment e

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

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

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

Federal Public Housing

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

1. The amount of rent due to the WHA, unless the tenant pays to the WHA an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The tenant shall thereafter deposit the same monthly amount until the case is resolved by decision of the grievance panel; or
2. Any activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other tenants or employees of the WHA; or
3. Any drug-related criminal activity on or off the premises.

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

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

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

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

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

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

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

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

6.0.7 – Community Service and Self-sufficiency – Attachment g

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

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

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

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

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

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

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

6.0.8 – Crime and Safety Prevention – Attachment h

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

- i. Need for measures to ensure the safety of public housing residents
 - There is a high incidence of violent and drug related criminal activity in the areas that surround and are adjacent to some of the WHA properties.
 - While some residents have expressed concerns for their safety, the majority of residents feel safe and secure when in their apartments or while on WHA property.
 - There are people on our waiting lists that refuse to accept units in certain developments due to their perception of drug related criminal activity
- ii. The crime prevention activities conducted by the PHA
 - Contract with the City of Worcester Police Department for exclusive patrol coverage of Great Brook Valley Apartments
 - Contract with independent security firm for security coverage at most WHA senior and mixed housing developments
 - Paid WPD details at some locations
 - 11 Crime Watch meetings at WHA sites
 - WPD Gang Unit organizes sports and recreational activities for the youth at Great Brook Valley
 - Regular night time WHA Management visits to both trouble and non troubled sites
 - In-house Public Safety Department that investigates both public and leased housing alleged criminal and program violation activities
 - Structured youth educational/recreational activities sponsored by the WHA and outside agencies
 - Regular weekly meetings between WHA Housing Managers and police patrols
- iii. Coordination between the PHA and police in carrying out crime prevention measures
 - Police provide crime data to housing authority staff for analysis and action
 - Police Officers in Public Housing Program – Currently six officers in residence
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

6.0.9 – Pets – Attachment i

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

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

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

6.10.0 – Civil Rights Certifications – Attachment j

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

WORCESTER HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

March 31, 2011 and 2010

The audits for the years ended March 31, 2011 and 2010 disclosed no material instances of noncompliance with laws and regulations, material weaknesses in internal control structure or questioned costs.

I. Summary of Audit Results

1. Type of report issued on the financial statements - Unqualified

2. The report on internal control over financial reporting did not disclose any material weaknesses.

3. The report on internal control over financial reporting did not disclose any significant deficiencies.

4. The report on compliance did not disclose instances of non-compliance material to the financial statements.

5. Type of report issued on compliance for major programs - Unqualified

6. The report on internal control over major programs did not disclose any material weaknesses.

7. The report on internal control over major programs did not disclose any significant deficiencies.

8. There are no audit findings disclosed that are required to be reported in accordance with OMB Circular A-133, Section .510(a).

9. Major federal assistance programs are identified in the schedule of federal expenditures. The dollar threshold to distinguish type A and type B programs was \$900,000.

10. The following programs were tested as major programs in accordance with OMB A-133:

CFDA Number	Tenant-Based Voucher Cluster	Various
-------------	------------------------------	---------

11. The auditee qualified as a low-risk auditee.

12. The prior audit report did not disclose any findings or questioned costs.

II. Findings related to the Financial Statements which are required to be reported in accordance with GAGAS - NONE

III. Findings and Questioned Costs for Federal Awards which shall include Audit Findings as defined in paragraph 510(a) - NONE

6.12.0 Asset Management – Attachment I

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

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

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

6.13.0 Violence Against Women Act – Attachment m

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

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

Part I: Summary

PHA Name: Worcester Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. MA 06P012501-11 Date of CFFP:
 Replacement Housing Factor Grant No.
 FFY of Grant: 2011
 FFY of Grant Approval:

() Original Annual Statement () Reserve For Disasters/Emergencies () Revised Annual Statement (Revision No.)
 (X) Performance And Evaluation Report for period Ending: 09/30/2011 () Final Performance And Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Obligated	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 21)	\$ 333,896	\$ 333,896	\$ 333,896	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 15,600	\$ 10,000	\$ 10,000	\$ 5,157
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 54,000	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 2,935,460	\$ -	\$ -	\$ -
11	1465 1 Dwelling Equipment --- Non-expendable	\$ -	\$ -	\$ -	\$ -
12	1470 Non Dwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Non Dwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495 1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of D	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (Sum of lines 2-19)	\$ 3,338,956	\$ 343,896	\$ 343,896	\$ 5,157
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security - Soft Cost	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Meas	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director: *RM McLean* Date: *12-16-11*
 Signature of Public Housing Director: _____ Date: _____

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number
Capital Fund Program Grant No. MA06P01250111
Replacement Housing Factor Grant No.

Federal FY of Grant:

2011

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original		Funds Obligated	Funds Expended
COCC	PHA AMP Wide	1410	2110	\$ 333,896	\$ -	\$ 333,896	\$ -
AMP 1-GBV	Great Brook Valley		556	\$ -	\$ -	\$ -	\$ -
AMP 2-Addison	Addison Street		50	\$ 339,400	\$ -	\$ -	\$ -
AMP 3-Mill, Pond, May	Mill St., Mill Pond, Mayside		121	\$ 135,000	\$ -	\$ -	\$ -
AMP 5-275 Pleasant	275 Pleasant Street		133	\$ 66,250	\$ -	\$ -	\$ -
AMP 6-Wellington, Murray	Wellington, Murray		177	\$ 172,500	\$ -	\$ -	\$ -
AMP 8-11 Lake Ave	11 Lake Avenue		199	\$ 66,250	\$ -	\$ -	\$ -
AMP 11-Hooper, N. Provid	Hooper St, North Providence Street		55	\$ 25,000	\$ -	\$ -	\$ -
AMP 12-Belmont St	40 Belmont Street		166	\$ 153,250	\$ -	\$ -	\$ -
AMP 13-1060 & 1050 Main	1050 Main St, 1060 Main St		431	\$ 1,696,560	\$ -	\$ -	\$ -
AMP 17-Southwest & Lewis	Southwest, Lewis Street		27	\$ 150,000	\$ -	\$ -	\$ -
AMP 18-425 Pleasant	425 Pleasant Street		195	\$ 131,250	\$ -	\$ -	\$ -
AMP 19-Curran	Curran Apartments		50	\$ 69,600	\$ -	\$ 10,000	\$ 5,157
AMP 21-Lafayette	Lafayette Apartments		66	\$ -	\$ -	\$ -	\$ -
AMP 22-Booth	Booth Apartments		44	\$ -	\$ -	\$ -	\$ -
	Total CFP FY2011			\$ 3,338,966	\$ -	\$ 343,896	\$ 5,157

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA06PO12501-11
Replacement Housing Factor Grant No:

Federal FY of Grant:

2011

Development Number Name-WHA-Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
	Original						
COCC	Administration	1410	2110	\$ 333,896	\$ 333,896	\$ -	
AMP 19-Curran	Unit & Site Renovations-Parking Lot	1430	50	\$ 15,600	\$ 10,000	\$ 5,157	
AMP 19-Curran	Parking Lot Replacement	1450	50	\$ 54,000	\$ -	\$ -	
AMP 2-Addison	Kitchen Modernization	1460	50	\$ 234,400	\$ -	\$ -	
AMP 2-Addison	Roofs	1460	50	\$ 105,000	\$ -	\$ -	
AMP 3-Mill, Pond, May	Roofs	1460	121	\$ 135,000	\$ -	\$ -	
AMP 5-275 Pleasant	Fire Alarm Upgrade	1460	133	\$ 31,250	\$ -	\$ -	
AMP 5-275 Pleasant	Lightning Protection	1460	133	\$ 35,000	\$ -	\$ -	
AMP 6-Wellington, Murray	Fire Alarm Upgrade	1460	177	\$ 62,500	\$ -	\$ -	
AMP 6-Wellington, Murray	Lightning Protection	1460	177	\$ 70,000	\$ -	\$ -	
AMP 6-Wellington, Murray	Roof	1460	177	\$ 40,000	\$ -	\$ -	
AMP 8-11 Lake Ave	Fire Alarm Upgrade	1460	199	\$ 31,250	\$ -	\$ -	
AMP 8-11 Lake Ave	Lightning Protection	1460	199	\$ 35,000	\$ -	\$ -	
AMP 11-Hooper, N. Provid	Unit renovation-electrical	1460	55	\$ 25,000	\$ -	\$ -	
AMP 12-Belmont St	Fire Alarm Upgrade	1460	166	\$ 31,250	\$ -	\$ -	
AMP 12-Belmont St	Lightning Protection	1460	166	\$ 35,000	\$ -	\$ -	
AMP 12-Belmont St	Roofs	1460	166	\$ 87,000	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Unit Renovations-Kitchens	1460	431	\$ 1,564,060	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Fire Alarm Upgrade	1460	431	\$ 62,500	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Lightning Protection	1460	431	\$ 70,000	\$ -	\$ -	
AMP 17-Southwest & Lewis	Unit Renovation-bathroom	1460	27	\$ 150,000	\$ -	\$ -	
AMP 18-425 Pleasant	Fire Alarm Upgrade	1460	195	\$ 31,250	\$ -	\$ -	
AMP 18-425 Pleasant	Lightning Protection	1460	195	\$ 35,000	\$ -	\$ -	
AMP 18-425 Pleasant	Roof	1460	195	\$ 65,000	\$ -	\$ -	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing OMB No. 2577-0226
 Expires 8/31/2011 form HUD-50075.1 (4/2008)

Part I: Summary

PHA Name: Worcester Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: MA 06-S012501-09
 Replacement Housing Factor Grant No:

FFY of Grant: 2009
 FFY of Grant Approval:

() Original Annual Statement () Reserve For Disasters/Emergencies () Revised Annual Statement (Revision No. 5)
 (X) Performance And Evaluation Report for period Ending: 09/30/2011 () Final Performance And Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #5	Obligated	Expended	
1	Total Non-CFP Funds	\$ 150,000	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 302,676	\$ 302,676	\$ 302,676	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 560,199	\$ 560,199	\$ 560,199	
10	1460 Dwelling Structures	\$ 3,311,763	\$ 3,311,763	\$ 2,882,766	
11	1465.1 Dwelling Equipment ---- Non-expendable				
12	1470 Non Dwelling Structures	\$ 400,000	\$ 400,000	\$ 400,000	
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$ -	\$ -	\$ -	
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid Via System of D				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant : (Sum of lines 2-19)	\$ 4,574,638	\$ 4,574,638	\$ 4,145,641	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Meas	\$ 426,432	\$ 426,432	\$ 426,432	

Signature of Executive Director *R. M. Williams* Date *12-16-11*

Signature of Public Housing Director _____ Date _____

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Federal FY of Grant:

Capital Fund Program Grant No: MA06SO1250109
Replacement Housing Factor Grant No:

2009

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
	Total Non-CFP Funds Lakeside			Revision #5			
AMP 1-GBV	GBV Roof Replacement	1430	525	\$ 150,000.00	\$ -	\$ -	
AMP 6-Wellington, Murray, Lafayette	Wellington Kitchens	1430	176	\$ 60,810	\$ 60,810	\$ 60,810	
AMP 6-Wellington, Murray, Lafayette	Wellington Boiler Replacement	1430	176	\$ 41,392	\$ 41,392	\$ 41,391	
AMP 11-Hooper, N. Provid.	North & Providence Site Improvement	1430	176	\$ 26,432	\$ 26,432	\$ 26,432	
AMP 19-Curran	Federalization Curran	1430	55	\$ 42,798	\$ 42,798	\$ 42,798	
AMP 21-Lafayette	Federalization Lafayette	1430	50	\$ 8,790	\$ 8,790	\$ 8,790	
AMP 22-Booth	Federalization Booth	1430	66	\$ 9,126	\$ 9,126	\$ 9,126	
AMP 20-Lakeside	Federalization Lakeside	1430	44	\$ 13,561	\$ 13,561	\$ 13,561	
AMP 11-Hooper, N. Provid.	North & Providence Site Improvement	1430	204	\$ 99,767	\$ 99,767	\$ 99,767	
AMP 22-Booth	Booth Site Work & Water Supply	1450	55	\$ 124,865	\$ 124,865	\$ 124,865	
AMP 20-Lakeside	Lakeside Site Work	1450	44	\$ 107,593	\$ 107,593	\$ 107,593	
AMP 1-GBV	GBV Roof Replacement	1450	204	\$ 327,741	\$ 327,741	\$ 327,741	
AMP 6-Wellington, Murray, Lafayette	Wellington Kitchens	1460	525	\$ 395,259	\$ 395,259	\$ 395,259	
AMP 6-Wellington, Murray, Lafayette	Wellington Boiler Replacement	1460	176	\$ 381,877	\$ 381,877	\$ 381,877	
AMP 21-Lafayette	Lafayette Floors	1460	176	\$ 140,562	\$ 140,562	\$ 140,562	
AMP 21-Lafayette	Lafayette Roofs	1460	66	\$ 153,987	\$ 153,987	\$ 153,987	
AMP 8-11 Lake Ave	Lincoln Park Tower Kitchens	1460	66	\$ 29,860	\$ 29,860	\$ 29,860	
AMP 19-Curran	Curran Floors	1460	199	\$ -	\$ -	\$ -	
AMP 19-Curran	Curran Roofs	1460	50	\$ 91,653	\$ 91,653	\$ 91,653	
AMP 20-Lakeside	Lakeside Kitchens	1460	50	\$ 59,468	\$ 59,468	\$ 59,468	
AMP 1-GBV	Step-Up Boiler Room Renovation	1460	204	\$ 2,059,097	\$ 2,059,097	\$ 1,630,100	
PHA Wide	Federalization of Lakeside Apts. 204 units	1470	525	\$ 400,000	\$ 400,000	\$ 400,000	
PHA Wide	Federalization of Booth Apts. 44 units	1499					
PHA Wide	Federalization of Lafayette Place 66 units	1499					
PHA Wide	Federalization of John Curran Apts. 50 units	1499					

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor

Capital Fund Financing Program

Part I: Summary

PHA Name: Worcester Housing Authority

Grant Type and Number
Capital Fund Program Grant No. MA 06-E012501-09
Replacement Housing Factor Grant No.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing OMB No. 2577-0226
Expires 8/31/2011 form HUD-50075.1 (4/2008)

FFY of Grant: 2010
FFY of Grant Approval:

() Original Annual Statement () Reserve For Disasters/Emergencies () Revised Annual Statement () Final Performance And Evaluation Report
(X) Performance And Evaluation Report for period Ending: 09/30/2011

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Obligated	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 91,382	\$ -	\$ 91,382	\$ 73,129
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 80,850	\$ -	\$ 80,850	\$ 27,900
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment --- Non-expendable				
12	1470 Non Dwelling Structures	\$ 27,500	\$ -	\$ 27,500	\$ 27,500
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid Via System of D				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (Sum of lines 2-19)	\$ 199,732	\$ 199,732	\$ 199,732	\$ 128,529
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Date 12-16-11

Signature of Public Housing Director Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Worcester Housing Authority	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
Development AMP Number/Name/HA-Wide	Year 1 2012	Work Statement for Year 2 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 3 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 4 FFY Grant: 2015 PHA FY: 2016	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 2017
PHA AMP Wide	Annual Statement				
AMP 1-GBV		\$1,265,060	\$550,000	\$1,290,000	\$1,238,343
AMP 2-Addison		\$0	\$0	\$0	\$10,548
AMP 3-Mill, Pond, May		\$0	\$0	\$0	\$27,262
AMP 5-275 Pleasant		\$200,000	\$20,000	\$50,000	\$21,167
AMP 6-Wellington, Murray		\$220,000	\$0	\$10,000	\$95,517
AMP 8-11 Lake Ave		\$50,000	\$550,000	\$1,025,000	\$29,865
AMP 11-Hooper, N. Providence		\$1,160,000	\$35,000	\$211,146	\$22,405
AMP 12-Belmont St.		\$0	\$285,156	\$188,914	\$883,922
AMP 13-1060 & 1050 Main Street		\$20,000	\$420,311	\$140,000	\$72,465
AMP 17-Southwest & Lewis Street		\$40,000	\$839,437	\$0	\$13,760
AMP 18-425 Pleasant		\$0	\$245,156	\$80,000	\$575,709
AMP 19-Curran		\$25,000	\$30,000	\$0	\$4,699
AMP 21-Lafayette		\$25,000	\$30,000	\$0	\$4,699
AMP 22-Booth		\$0	\$0	\$10,000	\$4,699
CFP Funds Listed for 5-year planning		\$3,338,956	\$3,338,956	\$3,338,956	\$3,338,956
Replacement Housing Factor Funds					

	AMP 18-425 Pleasant					AMP 18-425 Pleasant	Life Safety Pressurization/ Fire Alarm Upgrade	1430	\$10,000
	AMP 19-Curran Apartments	EMS Upgrade	1460	\$25,000	AMP 19-Curran Apartments	Unit & Site Renovations	1460	\$235,156	
	AMP 21-Lafayette Apartments	EMS Upgrade	1460	\$25,000	AMP 21-Lafayette Apartments	Unit & Site Renovations	1430	\$30,000	
	AMP 22-Booth Apartments				AMP 22-Booth Apartments				
Total CFP Estimated Cost				\$3,338,956				\$3,338,956	

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

Activities for Year : 4 FFY Grant: 2016 PHA FY: 2016				Activities for Year: 5 FFY Grant: 2016 PHA FY: 2017			
AMP Number Development Name	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
PHA Wide	Admin	1410	PHA Wide	Admin	1410	\$333,896	
AMP 1-GBV	Unit & Site Modernization Electrical Upgrades/Unit Renovation Modernization	1430 1460	AMP 1-GBV	Operations Police Contract & Detail Step-Up Landscape/Soil Pipe Energy/Step-Up Apartment Prep Security Lights Vehicle/Expendable & Snow Equipment	1406 1408 1450 1460 1470	\$77,713 \$284,832 \$452,279 \$303,519 \$25,000	
AMP 2-Addison			AMP 2-Addison	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$5,775 \$743 \$4,030	
AMP 3-Mill, Pond, May			AMP 3-Mill, Pond, May	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$14,245 \$4,812 \$8,205	
AMP 5-275 Pleasant	Unit & Site Renovations	1430	AMP 5-275 Pleasant	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$14,988 \$1,019 \$5,160	
AMP 6-Wellington, Murray	Unit & Site Renovations	1430	AMP 6-Wellington, Murray	Operations Police Detail Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1408 1450 1460	\$20,405 \$53,836 \$1,168 \$20,108	
AMP 8-11 Lake Ave	Elevator Design Upgrade Unit Modernization Balconies	1430 1460	AMP 8-11 Lake Ave	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$23,650 \$1,064 \$5,151	
AMP 11- Hooper, N. Providence	Site Improvements Hooper St	1450	AMP 11- Hooper, N. Providence	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$9,185 \$2,369 \$10,851	

AMP 12- Belmont St.	Unit & Site Renovations/Waste Pipe Design Waste Pipe	1430 1460	\$75,000 \$113,914	AMP 12- Belmont St.	Operations Step-Up Landscape Energy/Step-Up Apartment Prep/ Waste Pipe	1406 1450 1460	\$20,378 \$1,213 \$862,331
AMP 13-1060 & 1050 Main Street	Unit & Site Renovations/Elevator Upgrade Floor tile removal lobbies 1050	1430 1460	\$40,000 \$100,000	AMP 13-1060 & 1050 Main Street	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$51,975 \$2,060 \$18,430
AMP 17- Southwest & Lewis Street				AMP 17- Southwest & Lewis Street	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$4,208 \$403 \$9,149
AMP 18-425 Pleasant	Building Transformer Repairs Building Transformer Repairs	1430 1470	\$30,000 \$50,000	AMP 18-425 Pleasant	Operations Step-Up Landscape Energy/Step-Up Apartment Prep/ Unit Renovations Windows	1406 1450 1460	\$24,228 \$1,637 \$549,844
AMP 19-Curran Apartments				AMP 19-Curran Apartments	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$2,750 \$420 \$1,529
AMP 21- Lafayette Apartments				AMP 21- Lafayette Apartments	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$2,750 \$420 \$1,529
AMP 22-Booth Apartments	Site Improvements	1450	\$10,000	AMP 22-Booth Apartments	Operations Step-Up Landscape Energy/Step-Up Apartment Prep	1406 1450 1460	\$2,750 \$420 \$1,529
Total CFP Estimated Cost			\$3,338,956				\$3,338,956

Table Library

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

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

Part I: Summary

PHA Name: Worcester Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: MA 06P012501-12 Date of CFFP:
 Replacement Housing Factor Grant No:

FFY of Grant: 2012
 FFY of Grant Approval:

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

Line No	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revision #1	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration (may not exceed 10% of line 21)	\$ 333,896	\$ -	\$ -	\$ -	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ 286,300	\$ -	\$ -	\$ -	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ 225,000	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ 2,153,760	\$ -	\$ -	\$ -	
11	1465.1 Dwelling Equipment --- Non-expendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Non Dwelling Structures	\$ 340,000	\$ -	\$ -	\$ -	
13	1475 Non Dwelling Equipment	\$ -	\$ -	\$ -	\$ -	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -	
18a	1501 Collateralization or Debt Service paid by PHA	\$ -	\$ -	\$ -	\$ -	
18ba	9000 Collateralization or Debt Service paid Via System of D	\$ -	\$ -	\$ -	\$ -	
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (Sum of lines 2-19)	\$ 3,338,956	\$ -	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	
22	Amount of line 20 Related to Section 504 compliance	\$ 485,000	\$ -	\$ -	\$ -	
23	Amount of line 20 Related to Security - Soft Cost	\$ -	\$ -	\$ -	\$ -	
24	Amount of line 20 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of line 20 Related to Energy Conservation Meas	\$ -	\$ -	\$ -	\$ -	

Signature of Executive Director: *Samuel M. ...* Date: 12/30/2011

Signature of Public Housing Director: _____ Date: _____

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing OMB No. 2577-0226
 Expires 8/31/2011 form HUD-50075.1 (4/2008)

Part I: Summary

PHA Name: Worcester Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. MA 06P012501-09 Date of CFFP: 9-15-09
 Replacement Housing Factor Grant No.: FFY of Grant: 2009
 FFY of Grant Approval:

() Original Annual Statement () Reserve For Disasters/Emergencies () Revised Annual Statement (Revision No.)
 (X) Performance And Evaluation Report for period Ending: 09/30/11 () Final Performance And Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$ 218,162		\$ 218,162	\$ 218,162
3	1408 Management Improvements	\$ 208,934		\$ 208,934	\$ 208,934
4	1410 Administration (may not exceed 10% of line 21)	\$ 359,515		\$ 359,515	\$ 359,515
5	1411 Audit	\$ -		\$ -	\$ -
6	1415 Liquidated Damages	\$ -		\$ -	\$ -
7	1430 Fees and Costs	\$ 242,865		\$ 242,865	\$ 198,870
8	1440 Site Acquisition	\$ -		\$ -	\$ -
9	1450 Site Improvement	\$ 275,000		\$ 275,000	\$ 232,260
10	1460 Dwelling Structures	\$ 1,613,224		\$ 1,613,224	\$ 1,303,552
11	1465.1 Dwelling Equipment --- Non-expendable	\$ -		\$ -	\$ -
12	1470 Non Dwelling Structures	\$ 677,446		\$ 677,446	\$ 58,775
13	1475 Non Dwelling Equipment	\$ -		\$ -	\$ -
14	1485 Demolition	\$ -		\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -		\$ -	\$ -
16	1495.1 Relocation Costs	\$ -		\$ -	\$ -
17	1499 Development Activities	\$ -		\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by PHA	\$ -		\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of D	\$ -		\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -		\$ -	\$ -
20	Amount of Annual Grant : (Sum of lines 2-19)	\$ 3,595,146		\$ 3,595,146	\$ 2,580,069
21	Amount of line 20 Related to LBP Activities	\$ -		\$ -	\$ -
22	Amount of line 20 Related to Section 504 compliance	\$ -		\$ -	\$ -
23	Amount of line 20 Related to Security - Soft Cost	\$ 6,232		\$ 6,232	\$ 6,232
24	Amount of line 20 Related to Security - Hard Costs	\$ 677,479		\$ 677,479	\$ 58,808
25	Amount of line 20 Related to Energy Conservation Meas	\$ 53,803		\$ 53,803	\$ 53,803

Signature of Executive Director
 Date 12-16-11

Signature of Public Housing Director
 Date

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: MA06P01260109
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2009

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Revision #2		Funds Obligated	Funds Expended
COCC	PHA AMP Wide	1410	2078	\$ 359,515		\$ 359,515	\$ 359,515
AMP 1-GBV	Great Brook Valley		525	\$ 1,892,357		\$ 1,892,357	\$ 964,014
AMP 2-Addison	Addison Street		50	\$ 7,715		\$ 7,715	\$ 7,715
AMP 3-Mill, Pond, May	Mill St., Mill Pond, Mayside		121	\$ 17,406		\$ 17,406	\$ 17,406
AMP 5-275 Pleasant	275 Pleasant Street		133	\$ 22,102		\$ 22,102	\$ 22,102
AMP 6-Wellington, Murray	Wellington, Murray		176	\$ 698,610		\$ 698,610	\$ 683,250
AMP 8-11 Lake Ave	11 Lake Avenue		199	\$ 16,510		\$ 16,510	\$ 16,510
AMP 11-Hooper, N. Provid.	Hooper St, North Providence Street		55	\$ 319,227		\$ 319,227	\$ 272,151
AMP 12- Belmont St	40 Belmont Street		166	\$ 44,090		\$ 44,090	\$ 43,842
AMP 13-1060 & 1050 Main	1050 Main St, 1060 Main St		431	\$ 35,138		\$ 35,138	\$ 35,138
AMP 17-Southwest & Lewis	Southwest, Lewis Street		27	\$ 14,013		\$ 14,013	\$ 14,013
AMP 18-425 Pleasant	425 Pleasant Street		195	\$ 168,463		\$ 168,463	\$ 144,413
	Total CFP FY2009			\$ 3,595,146		\$ 3,595,146	\$ 2,580,070

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

PHA Name: Worcester Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: MA06P01250109
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2009

Development Number Name:WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
AMP 1-GBV	Operations	1406	525	\$ 49,262	\$ 49,262	\$ 49,262	
AMP 2-Addison	Operations	1406	50	\$ 5,911	\$ 5,911	\$ 5,911	
AMP 3-Mill, Pond, May	Operations	1406	121	\$ 13,793	\$ 13,793	\$ 13,793	
AMP 5-275 Pleasant	Operations	1406	133	\$ 9,851	\$ 9,851	\$ 9,851	
AMP 6-Wellington, Murray	Operations	1406	176	\$ 35,467	\$ 35,467	\$ 35,467	
AMP 8-11 Lake Ave	Operations	1406	199	\$ 9,851	\$ 9,851	\$ 9,851	
AMP 11-Hooper, N. Provid.	Operations	1406	55	\$ 15,211	\$ 15,211	\$ 15,211	
AMP 12- Belmont St	Operations	1406	166	\$ 29,556	\$ 29,556	\$ 29,556	
AMP 13-1060 & 1050 Main	Operations	1406	431	\$ 29,556	\$ 29,556	\$ 29,556	
AMP 17-Southwest & Lewis	Operations	1406	27	\$ 9,852	\$ 9,852	\$ 9,852	
AMP 18-425 Pleasant	Operations	1406	195	\$ 9,852	\$ 9,852	\$ 9,852	
AMP 1-GBV	Worcester Police Detail	1408	525	\$ 34,360	\$ 34,360	\$ 34,360	
AMP 5-275 Pleasant	Worcester Police Detail	1408	133	\$ -	\$ -	\$ -	
AMP 6-Wellington, Murray	Worcester Police Detail	1408	176	\$ 16,836	\$ 16,836	\$ 16,836	
AMP 12- Belmont St	Worcester Police Detail	1408	166	\$ -	\$ -	\$ -	
AMP 1-GBV	Police Contract	1408	525	\$ 157,738	\$ 157,738	\$ 157,738	
COCC	Administration	1410	2078	\$ 359,515	\$ 359,515	\$ 359,515	
AMP 1-GBV	Security Design	1430	525	\$ 6,232	\$ 6,232	\$ 6,232	
AMP 1-GBV	Boiler Room Mezzanine	1430	525	\$ 983	\$ 983	\$ 983	
AMP 1-GBV	Roof Replacement	1430	525	\$ 4,830	\$ 4,830	\$ 4,830	
AMP 5-275 Pleasant	Fire Alarm Upgrade	1430	133	\$ 10,101	\$ 10,101	\$ 10,101	
AMP 6-Wellington, Murray	Boiler Room Renovations	1430	176	\$ 6,504	\$ 6,504	\$ 6,504	
AMP 6-Wellington, Murray	Kitchen Modernization	1430	176	\$ 44,762	\$ 44,762	\$ 29,402	
AMP 8-11 Lake Ave	Fire Alarm Upgrade	1430	199	\$ 4,500	\$ 4,500	\$ 4,500	
AMP 11-Hooper, N. Provid.	Site Improvements North & Providence	1430	55	\$ 25,286	\$ 25,286	\$ 20,950	
AMP 12- Belmont St	504 Compliance	1430	166	\$ -	\$ -	\$ -	
AMP 12- Belmont St	Fire Alarm Upgrade	1430	166	\$ 8,737	\$ 8,737	\$ 8,489	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA06F01250109
Replacement Housing Factor Grant No:

Federal FY of Grant:

2009

Development Number Name:WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2		Funds Obligated	Funds Expended	
AMP 13-1060 & 1050 Main	504 Compliance	1430	431	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	504 Compliance	1430	195	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Exterior Masonry Repair	1430	195	\$ 3,960	\$ -	\$ 3,960	\$ -	
AMP 18-425 Pleasant	Kitchen Modernization	1430	195	\$ 54,513	\$ -	\$ 54,513	\$ -	
AMP 18-425 Pleasant	Waste Pipe Design	1430	195	\$ 62,600	\$ -	\$ 62,600	\$ -	
AMP 18-425 Pleasant	Fire Alarm Upgrade	1430	195	\$ 9,857	\$ -	\$ 9,857	\$ -	
AMP 11-Hooper, N. Provid.	Site Improvements North & Providence	1450	55	\$ 275,000	\$ -	\$ 275,000	\$ -	
AMP 1-GBV	Electrical Upgrades (Force Account)	1460	525	\$ 112,445	\$ -	\$ 112,445	\$ -	
AMP 1-GBV	Energy Specialist	1460	525	\$ 13,326	\$ -	\$ 13,326	\$ -	
AMP 1-GBV	Roofs (Force Account)	1460	525	\$ 704,917	\$ -	\$ 704,917	\$ -	
AMP 1-GBV	Soil Pipe Repairs	1460	525	\$ 130,818	\$ -	\$ 130,818	\$ -	
AMP 2-Addison	Energy Specialist	1460	50	\$ 1,804	\$ -	\$ 1,804	\$ -	
AMP 3-Mill, Pond, May	Energy Specialist	1460	121	\$ 3,613	\$ -	\$ 3,613	\$ -	
AMP 5-275 Pleasant	Energy Specialist	1460	133	\$ 2,150	\$ -	\$ 2,150	\$ -	
AMP 6-Wellington, Murray	Energy Specialist	1460	176	\$ 8,480	\$ -	\$ 8,480	\$ -	
AMP 6-Wellington Murray	Kitchen Modernization	1460	176	\$ 586,561	\$ -	\$ 586,561	\$ -	
AMP 8-11 Lake Ave	Energy Specialist	1460	199	\$ 2,159	\$ -	\$ 2,159	\$ -	
AMP 11-Hooper, N. Provid	Energy Specialist	1460	55	\$ 3,730	\$ -	\$ 3,730	\$ -	
AMP 12- Belmont St	Energy Specialist	1460	166	\$ 5,797	\$ -	\$ 5,797	\$ -	
AMP 13-1060 & 1050 Main	Energy Specialist	1460	431	\$ 5,549	\$ -	\$ 5,549	\$ -	
AMP 13-1060 & 1050 Main	Energy Specialist	1460	431	\$ 33	\$ -	\$ 33	\$ -	
AMP 17-Southwest & Lewis	Energy Specialist	1460	27	\$ 4,161	\$ -	\$ 4,161	\$ -	
AMP 18-425 Pleasant	Exterior Masonry Repair	1460	195	\$ 24,647	\$ -	\$ 24,647	\$ -	
AMP 18-425 Pleasant	Waste Pipe	1460	195	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Energy Specialist	1460	195	\$ 3,034	\$ -	\$ 3,034	\$ -	
AMP 1-GBV	Security Lights (Force Account)	1470	525	\$ 38,633	\$ -	\$ 38,633	\$ -	
AMP 1-GBV	Security Systems	1470	525	\$ 638,813	\$ -	\$ 638,813	\$ -	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA06FP01250109
Replacement Housing Factor Grant No:

Federal FY of Grant:

2009

Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2		Funds Obligated	Funds Expended	
AMP 1-GBV	Transformer Repairs	1470	525	\$ -	\$ -	\$ -	-	
AMP 1-GBV	Boiler Room Mezzanine	1470	525	\$ -	\$ -	\$ -	-	
AMP 1-GBV	Vehicle	1475	525	\$ -	\$ -	\$ -	-	
AMP 1-GBV	Expendable Equipment	1475	525	\$ -	\$ -	\$ -	-	
AMP 1-GBV	Snow Removal Equipment	1475	525	\$ -	\$ -	\$ -	-	
AMP 18-425 Pleasant	Relocation Costs	1495	195	\$ -	\$ -	\$ -	-	

Part I: Summary
 PHA Name: Worcester Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No: MA 06P012501-10 Date of CFFP: 07/15/2010
 Replacement Housing Factor Grant No: FFY of Grant: 2010
 FFY of Grant Approval:

() Original Annual Statement () Reserve For Disasters/Emergencies () Revised Annual Statement (Revision No. 1)
 (X) Performance And Evaluation Report for period Ending: 09/30/2011 () Final Performance And Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost	Obligated	Expended
1	Total Non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21)	\$ 275,000	\$ 275,000	\$ 275,000
3	1408 Management Improvements	\$ 56,681	\$ 205,049	\$ 56,680
4	1410 Administration (may not exceed 10% of line 21)	\$ 384,720	\$ 384,720	\$ 384,720
5	1411 Audit	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 176,700	\$ 86,460	\$ 54,124
8	1440 Site Acquisition	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 230,058	\$ 423,816	\$ 230,061
10	1460 Dwelling Structures	\$ 2,623,866	\$ 205,000	\$ 97,367
11	1465.1 Dwelling Equipment --- Non-expendable	\$ -	\$ -	\$ -
12	1470 Non Dwelling Structures	\$ 100,173	\$ 10,000	\$ 173
13	1475 Non Dwelling Equipment	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by PHA	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of D	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (Sum of lines 2-19)	\$ 3,847,198	\$ 1,590,045	\$ 1,098,126
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security - Soft Cost	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security - Hard Costs	\$ 100,173	\$ 10,000	\$ 173
25	Amount of line 20 Related to Energy Conservation Measr	\$ 44,923	\$ 44,923	\$ 44,921

Signature of Executive Director *Rom Williams* Date *12-16-11*
 Signature of Public Housing Director _____ Date _____

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

PHA Name: Worcester Housing Authority

Grant Type and Number
 Capital Fund Program Grant No. MA06P01250110
 Replacement Housing Factor Grant No.

Federal FY of Grant:

2010

Development Number Name-WHA- Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost	2010	
					Funds Obligated	Funds Expended
				Revision #1		
COCC	PHA AMP Wide	1410	2270	\$ 384,720	\$ 384,720	\$ 384,720
	AMP 1-GBV		556	\$ 765,475	\$ 765,045	\$ 402,332
	AMP 2-Addison		50	\$ 703,320	\$ 174,951	\$ 45,743
	AMP 3-Mill Pond, May		121	\$ 113,669	\$ 23,669	\$ 23,669
	AMP 5-275 Pleasant		133	\$ 26,615	\$ 26,615	\$ 26,615
	AMP 6-Wellington, Murray		177	\$ 46,592	\$ 46,592	\$ 46,592
	AMP 8-11 Lake Ave		199	\$ 29,225	\$ 29,225	\$ 29,225
	AMP 11-Hooper, N. Provid.		55	\$ 18,983	\$ 18,983	\$ 18,984
	AMP 12-Belmont St		166	\$ 23,250	\$ 23,250	\$ 23,250
	AMP 13-1060 & 1050 Main		431	\$ 1,038,947	\$ 57,527	\$ 57,527
	AMP 17-Southwest & Lewis		27	\$ 6,174	\$ 6,174	\$ 6,174
	AMP 18-425 Pleasant		195	\$ 686,562	\$ 29,628	\$ 29,628
	AMP 19-Curran		50	\$ -	\$ 797	\$ 797
	AMP 21-Lafayette		66	\$ 623	\$ 623	\$ 623
	AMP 23-Booth		44	\$ 2,246	\$ 2,246	\$ 2,246
				\$ 3,846,401	\$ 1,590,045	\$ 1,098,126
	Total CFP FY2010					

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA06P01260110
Replacement Housing Factor Grant No:

Federal FY of Grant:

2010

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
AMP 1-GBV	Operations	1406	556	\$ 85,921	\$ 85,921	\$ 85,921	
AMP 2-Addison	Operations	1406	50	\$ 5,788	\$ 5,788	\$ 5,788	
AMP 3-Mill, Mayside, Mill Pond	Operations	1406	121	\$ 14,257	\$ 14,257	\$ 14,257	
AMP 5-275 Pleasant	Operations	1406	133	\$ 14,998	\$ 14,998	\$ 14,998	
AMP 6-Wellington, Murray	Operations	1406	177	\$ 20,409	\$ 20,409	\$ 20,409	
AMP 8-11 Lake Ave	Operations	1406	199	\$ 23,662	\$ 23,662	\$ 23,662	
AMP 11-Hooper, N. Provid	Operations	1406	55	\$ 9,196	\$ 9,196	\$ 9,196	
AMP 12 - Belmont St	Operations	1406	166	\$ 20,367	\$ 20,367	\$ 20,367	
AMP 13-1060 & 1050 Main	Operations	1406	431	\$ 51,962	\$ 51,962	\$ 51,962	
AMP 17-Southwest & Lewis	Operations	1406	27	\$ 4,211	\$ 4,211	\$ 4,211	
AMP 18-425 Pleasant	Operations	1406	195	\$ 24,229	\$ 24,229	\$ 24,229	
AMP 1-GBV	Police Contract	1408	556	\$ -	\$ 148,368	\$ -	
AMP 1-GBV	Worcester Police Detail	1408	556	\$ 35,670	\$ 35,670	\$ 35,670	
AMP 6-Wellington, Murray	Worcester Police Detail	1408	177	\$ 21,011	\$ 21,011	\$ 21,011	
COCC	Administration	1410	2110	\$ 384,720	\$ 384,720	\$ 384,720	
AMP 1-GBV	Lead Paint Testing	1430	556	\$ -	\$ -	\$ -	
AMP 1-GBV	Unit & Site Modernization	1430	556	\$ 1,460	\$ 12,220	\$ 1,460	
AMP 1-GBV	Security Design	1430	556	\$ -	\$ -	\$ -	
AMP 1-GBV	Electrical Rewire Design	1430	556	\$ 8,910	\$ 8,910	\$ 8,910	
AMP 2-Addison	Kitchen Modernization	1430	50	\$ 60,000	\$ 54,000	\$ 32,423	
AMP 2-Addison	Fire Alarm Upgrade	1430	50	\$ 5,000	\$ -	\$ -	
AMP 2-Addison	Lead Paint Testing	1430	50	\$ -	\$ -	\$ -	
AMP 2-Addison	Site Improvements Design	1430	50	\$ -	\$ -	\$ -	
AMP 3-Mill, Mayside, Mill Pond	Fire Alarm Upgrade	1430	121	\$ 15,000	\$ -	\$ -	
AMP 3-Mill, Mayside, Mill Pond	Lead Paint Testing	1430	121	\$ -	\$ -	\$ -	
AMP 5-275 Pleasant	Lead Paint Testing	1430	133	\$ -	\$ -	\$ -	
AMP 5-275 Pleasant	Elevator Upgrade Design	1430	133	\$ 6,034	\$ 6,034	\$ 6,034	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA08P01250110
Replacement Housing Factor Grant No:

Federal FY of Grant:

2010

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
AMP 6-Wellington, Murray	Elevator Upgrade Design	1430	177	\$ 1,246	\$ 1,246	\$ 1,246	
AMP 8-11 Lake Ave	Elevator Upgrade Design	1430	199	\$ 623	\$ 623	\$ 623	
AMP 12- Belmont St	Elevator Upgrade Design	1430	166	\$ 623	\$ 623	\$ 623	
AMP 13-1060 & 1050 Main	Elevator Upgrade Design	1430	431	\$ 1,246	\$ 1,246	\$ 1,246	
AMP 13-1060 & 1050 Main	Kitchen Modernization Design	1430	431	\$ 75,000	\$ -	\$ -	
AMP 18-425 Pleasant	Elevator Upgrade Design	1430	195	\$ 623	\$ 623	\$ 623	
AMP 19-Curran	Elevator Upgrade Design	1430	50	\$ 312	\$ 312	\$ 312	
AMP 21-Lafayette	Elevator Upgrade Design	1430	66	\$ 623	\$ 623	\$ 623	
AMP 1-GBV	Site Improvements	1450	556	\$ -	\$ -	\$ -	
AMP 1-GBV	Step-Up Landscape Program	1450	556	\$ 203,519	\$ 397,277	\$ 203,519	
AMP 1-GBV	Soil Pipe Repairs	1450	556	\$ 7,000	\$ 7,000	\$ 7,000	
AMP 2-Addison	Step-Up Landscape Program	1450	50	\$ 3,606	\$ 3,606	\$ 3,606	
AMP 3-Mill, Mayside, Mill Pond	Step-Up Landscape Program	1450	121	\$ 2,327	\$ 2,327	\$ 2,327	
AMP 3-Mill, Mayside, Mill Pond	Step-Up Landscape Program	1450	121	\$ 2,662	\$ 2,662	\$ 2,662	
AMP 3-Mill, Mayside, Mill Pond	Step-Up Landscape Program	1450	121	\$ 497	\$ 497	\$ 497	
AMP 5-275 Pleasant	Step-Up Landscape Program	1450	133	\$ 1,657	\$ 1,657	\$ 1,657	
AMP 6-Wellington, Murray	Step-Up Landscape Program	1450	177	\$ -	\$ -	\$ -	
AMP 8-11 Lake Ave	Step-Up Landscape Program	1450	199	\$ 1,014	\$ 1,014	\$ 1,014	
AMP 11-Hooper, N. Provid	Step-Up Landscape Program	1450	55	\$ 2,215	\$ 2,215	\$ 2,215	
AMP 11-Hooper, N. Provid	Step-Up Landscape Program	1450	55	\$ 1,683	\$ 1,683	\$ 1,683	
AMP 12- Belmont St	Step-Up Landscape Program	1450	166	\$ 297	\$ 297	\$ 297	
AMP 13-1060 & 1050 Main	Step-Up Landscape Program	1450	431	\$ -	\$ -	\$ -	
AMP 17-Southwest & Lewis	Step-Up Landscape Program	1450	27	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Step-Up Landscape Program	1450	195	\$ 850	\$ 850	\$ 850	
AMP 19-Curran	Step-Up Landscape Program	1450	50	\$ 485	\$ 485	\$ 485	
AMP 23-Booth	Step-Up Landscape Program	1450	44	\$ 2,246	\$ 2,246	\$ 2,246	
AMP 1-GBV	Energy Specialist	1460	556	\$ 7,233	\$ 7,233	\$ 7,233	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Worcester Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MA06P012501110
Replacement Housing Factor Grant No:

Federal FY of Grant:

2010

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
AMP 1-GBV	Electrical Upgrades	1460	556	\$ -	\$ -	\$ -	
AMP 1-GBV	Step-Up Apartment Prep	1460	556	\$ 52,446	\$ 52,446	\$ 52,446	
AMP 1-GBV	Unit Renovation	1460	556	\$ 263,143	\$ -	\$ -	
AMP 2-Addison	Energy Specialist	1460	50	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 2-Addison	Kitchen Modernization	1460	50	\$ 600,000	\$ 107,631	\$ -	
AMP 2-Addison	Fire Alarm Upgrade	1460	50	\$ 25,000	\$ -	\$ -	
AMP 2-Addison	Step-Up Apartment Prep	1460	50	\$ -	\$ -	\$ -	
AMP 3-Mill Mayside, Mill Pond	Energy Specialist	1460	121	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 3-Mill Mayside, Mill Pond	Fire Alarm Upgrade	1460	121	\$ 75,000	\$ -	\$ -	
AMP 3-Mill Mayside, Mill Pond	Step-Up Apartment Prep	1460	121	\$ -	\$ -	\$ -	
AMP 5-275 Pleasant	Energy Specialist	1460	133	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 5-275 Pleasant	Fire Alarm Upgrade	1460	133	\$ -	\$ -	\$ -	
AMP 5-275 Pleasant	Step-Up Apartment Prep	1460	133	\$ -	\$ -	\$ -	
AMP 5-275 Pleasant	Elevator Upgrade	1460	133	\$ -	\$ -	\$ -	
AMP 6-Wellington, Murray	Energy Specialist	1460	177	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 6-Wellington, Murray	Step-Up Apartment Prep	1460	177	\$ -	\$ -	\$ -	
AMP 6-Wellington, Murray	Elevator Upgrade	1460	177	\$ -	\$ -	\$ -	
AMP 8-11 Lake Ave	Energy Specialist	1460	199	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 8-11 Lake Ave	Fire Alarm Upgrade	1460	199	\$ -	\$ -	\$ -	
AMP 8-11 Lake Ave	Step-Up Apartment Prep	1460	199	\$ -	\$ -	\$ -	
AMP 8-11 Lake Ave	Elevator Upgrade	1460	199	\$ -	\$ -	\$ -	
AMP 11-Hooper, N. Provid.	Energy Specialist	1460	55	\$ 5,889	\$ 5,889	\$ 5,889	
AMP 11-Hooper, N. Provid.	Step-Up Apartment Prep	1460	55	\$ -	\$ -	\$ -	
AMP 12-Belmont St	Energy Specialist	1460	166	\$ 1,963	\$ 1,963	\$ 1,963	
AMP 12-Belmont St	Fire Alarm Upgrade	1460	166	\$ -	\$ -	\$ -	
AMP 12-Belmont St	Balcony Doors	1460	166	\$ -	\$ -	\$ -	
AMP 12-Belmont St	Step-Up Apartment Prep	1460	166	\$ -	\$ -	\$ -	

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

PHA Name: Worcester Housing Authority

Grant Type and Number: Capital Fund Program Grant No. MA06P01250110
Replacement Housing Factor Grant No.

Federal FY of Grant: 2010

Development Number Name-WHA, Wide Activities	General Description of Major Work Categories	Dev. Acct. #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1		Funds Obligated	Funds Expended	
AMP 12- Belmont St	Elevator Upgrade	1460	166	\$ -	\$ -	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Energy Specialist	1460	431	\$ 4,319	\$ 4,319	\$ 4,319	\$ 4,319	
AMP 13-1060 & 1050 Main	Stairwell Windows	1460	431	\$ -	\$ -	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Step-Up Apartment Prep	1460	431	\$ -	\$ -	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Elevator Upgrade	1460	431	\$ -	\$ -	\$ -	\$ -	
AMP 13-1060 & 1050 Main	Kitchen Modernization	1460	431	\$ 906,420	\$ -	\$ -	\$ -	
AMP 17-Southwest & Lewis	Energy Specialist	1460	27	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	
AMP 17-Southwest & Lewis	Step-Up Apartment Prep	1460	27	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Waste Pipe	1460	195	\$ 656,934	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Energy Specialist	1460	195	\$ 3,926	\$ 3,926	\$ 3,926	\$ 3,926	
AMP 18-425 Pleasant	Step-Up Apartment Prep	1460	195	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Fire Alarm Upgrade	1460	195	\$ -	\$ -	\$ -	\$ -	
AMP 18-425 Pleasant	Elevator Upgrade	1460	195	\$ -	\$ -	\$ -	\$ -	
AMP 23-Booth	Step-Up Apartment Prep	1460	44	\$ -	\$ -	\$ -	\$ -	
AMP 1-GBV	Security Lights	1470	556	\$ 173	\$ 173	\$ 10,000	\$ 173	
AMP 1-GBV	Security Systems	1470	556	\$ 100,000	\$ -	\$ -	\$ -	
AMP 1-GBV	Vehicle	1475	556	\$ -	\$ -	\$ -	\$ -	

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

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

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

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

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

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

Eligibility Requirements for Participation

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

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

First-time Homebuyer Requirement

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

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

A first-time homebuyer definition includes:

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

Eligible Units

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

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

Employment Requirement

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

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

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

Income Requirement

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

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

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

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

Housing Counseling Requirement

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

- Home maintenance
- Budgeting and money management

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

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

Financing

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

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

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

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

Down Payment and Closing Costs

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

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

Home Inspections

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

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

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

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

Contract of Sale

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

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

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

Term of Assistance

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

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

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

Amount of Assistance

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

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

The payment standard for the family is the lower of:

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

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

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

Determination of Homeownership Expenses

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

- Principal and interest on initial mortgage debt

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

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

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

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

Portability of Homeownership Assistance

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

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

Continued Assistance Requirements – Family Obligations

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

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

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

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

Denial or Termination of Homeownership Assistance

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

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

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

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

Administrative Fee

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

WHA Discretionary Housing Choice Voucher Homeownership Option Provisions

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

- The WHA may limit the number of families requesting the homeownership option. In any year, the number of participating families will not exceed ten.
 - Successful graduates and current participants of the WHA Family Self Sufficiency program will be given preference over non FSS program participants
 - The WHA reserves the right to determine a “permissible interruption” in satisfying the mandatory employment requirement.
 - Participating families will be required to successfully complete any post purchase program that the WHA determines is necessary. If a family fails to fulfill its obligation in attending a post-purchase program, the WHA reserves the right to discontinue homeownership assistance.
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- The initial search period for participating in the Program will be for 12 months and will commence upon the successful completion of the mandatory first-time homebuyer program.
 - If the family is unable to find a home after the initial 12 month search period has lapsed, the family will again be required to participate in a first-time homebuyer program
 - Participation in the homeownership program shall continue until such time as the assistance payment amounts to \$0 for a period of 6 consecutive months
 - If the family defaults on the mortgage, the WHA may provide rental assistance to the family if it determines that the default was through no fault of the participating family.

Attachments – RAB Comments

The Worcester Housing Authority reviewed all elements of its annual plan with the WHA Resident Advisory Board. The members of the RAB were satisfied with the plan and authorized its submission without comment.