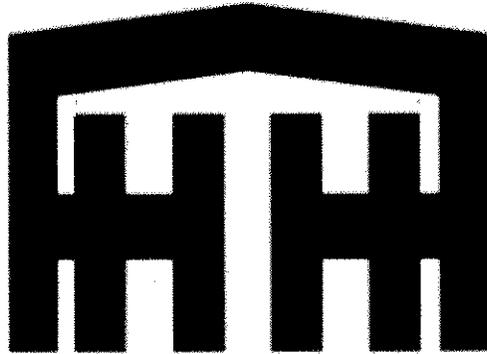


Holyoke Housing Authority



MOVING TO WORK ANNUAL REPORT

HHA FISCAL YEAR 2013

Submitted to HUD on April 9, 2014

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I. Introduction and Overview

In September 2013, the Holyoke Housing Authority ("HHA") entered into a Moving To Work ("MTW") Agreement with the US Department of Housing and Urban Development ("HUD"). HHA is one of only four new MTW agencies selected by HUD as part of a national competition conducted in 2012. The term of the MTW Agreement extends until December 31, 2018.

Moving To Work is a demonstration program created by Congress in 1996 which permits a limited number of participating Public Housing Authorities to combine Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program funding into a single, agency-wide block grant and to design and test flexible, locally-tailored approaches to administering its low-income housing programs. Subject to HUD approval, MTW agencies are allowed to waive some provisions of the US Housing Act of 1937 to promote one or more of the MTW statutory objectives, which can be summarized as follows:

- To reduce cost and achieve greater effectiveness in administering federally funded housing assistance programs;
- To provide incentives to families with children to obtain employment and become economically self-sufficient; and,
- To increase housing choices for eligible low-income families.

HHA's MTW designation provides an opportunity to develop innovative solutions to the City of Holyoke's unique local needs and challenges while promoting MTW's statutory objectives. In the context of ongoing reductions in federal funding to HHA and other Public Housing Authorities nationwide, HHA believes that MTW designation will provide a critically important set of tools that will: help to leverage and increase the positive impact of limited federal funding; promote HHA's long-term objectives to revitalize Holyoke's public housing portfolio and surrounding neighborhoods including the City's Arts and Innovation District; provide HHA residents with training and other supportive services so that they can obtain good-paying jobs and/or become first-time homebuyers; improve and streamline administration of both the Public Housing and Housing Choice Voucher programs; and, increase the range and quality of housing choices for low-income households.

HHA is required to submit an MTW Annual Report to HUD at the end of each fiscal year. This document, which is organized according to HUD's requirements, describes HHA's activities under the MTW Demonstration for Fiscal Year 2013. As HHA executed the Moving to Work Agreement with HUD in September of 2013 and only received approval from HUD of its first MTW Annual Plan in late September of 2013, unless indicated, the MTW Annual Report covers the time period of September 6, 2013 through December 31, 2013.

Long-Term MTW Goals and Objectives

HHA has identified the following goals and objectives for the remaining five year term of the MTW Agreement. These long-term plans are expected to evolve over time in response to changing conditions, new opportunities and resident and community feedback:

Increasing the number of HHA residents who are working or actively engaged in educational or job training programs - Through creative partnerships with experienced educational and job training partners, HHA plans to expand the range and quality of training, education and job placement services provided to HCV and Public Housing residents. Programs such as the proposed Career Advancement Program (CAP) represent a first step towards achieving this vision.

Implementing incentives for resident economic self-sufficiency – HHA recognizes that the current national rent system does not provide sufficient incentives for residents to seek out and obtain employment. Therefore, HHA's vision is to streamline the rent system and to build in additional incentives so that the rent system itself does not present an obstacle to self-sufficiency. The CAP program coupled with the Biennial Recertification and Asset Self Certification initiatives are designed to support this goal. In the implementation of rent reform initiatives, HHA is committed to working with HUD and our evaluation partner to test out whether in fact these programs will generate positive outcomes.

Increasing High School Graduation Rates and Improving Educational Attainment – Holyoke has one of the lowest high school graduation rates in the state. HHA intends to collaborate with the Public School system and others to identify strategies that can be adopted with MTW flexibility to encourage higher graduation rates, support early childhood learning and improve educational attainment among HHA youth. HHA has also begun discussions with Holyoke Community College regarding potential scholarship programs and/or other programs that may reward high school graduation. HHA may incorporate such activities in future MTW Plans.

Reducing homelessness in Holyoke – HHA has been working for decades to reduce homelessness in Holyoke. While much progress has been made, continuous and ongoing efforts are needed. HHA's vision for MTW includes adopting flexible programs and policies that, in tandem with our partnership with mission-oriented local agencies, will secure permanent housing solutions and reduce chronic homelessness.

Supporting sustainable development and community-wide neighborhood revitalization efforts – HHA believes that MTW flexibility can help to support and energize the City's ongoing revitalization objectives with an emphasis on the new Arts and Innovation District. This area includes a newly constructed transit hub, and the City has engaged developers and the community in a plan designed to transform the downtown consistent with transit-oriented development and sustainability principles. HHA's Lyman Terrace public housing development is proximate to the district, and its proposed revitalization will reinforce and provide synergy to the activities planned for the Arts and Innovation neighborhood. HHA wants to ensure that as the Arts and Innovation area is revitalized, affordable housing resources remain available for low-income households, and that newly generated jobs and small business opportunities benefit HHA residents. The planned Neighborhood Revitalization initiative discussed below will support this long-term goal.

Streamlining and reducing the cost of HHA operations - In light of ongoing and severe restrictions on federal funding, it is more important than ever to focus efforts on streamlining administration and reducing transaction costs. HHA's MTW vision includes identifying more flexible and cost-effective methods to administer federal housing programs. HHA intends to do this in a manner that is not just less expensive, but that actually results in a better, more transparent and predictable customer experience for our residents and the general public.

Leveraging non-HUD resources to respond to the housing and related service needs of Holyoke's low-income households - HHA's vision for MTW includes ongoing efforts to secure additional non-HUD funding sources to address housing and related service needs. Project-basing of vouchers in the Arts and Innovation District provides one example of how HUD funding can be used to leverage private equity and other development resources. HHA also intends to explore how MTW can leverage new funds and support implementation of enhanced services for seniors and people with disabilities living in HHA developments.

Short-Term MTW Goals and Objectives

In late September 2013, HHA received HUD approval to proceed with five (5) MTW activities. Full implementation of each of these activities requires substantial upfront planning time to develop policies, procedures, staff training, monitoring systems and other activities to ensure successful efforts. HHA began the initial planning process for the following activities in Fiscal Year 2013:

Provide training and jobs to residents through the Career Advancement Program (“CAP”) in partnership with Holyoke Works, Holyoke Community College, Nuestra Raices and other community partner agencies.

Encourage employment and simplify program administration by implementing a Biennial Recertification and Streamlined Asset Certification Program for Public Housing and Housing Choice Voucher program households.

Support neighborhood revitalization and Holyoke’s Center City Vision Plan through targeting of Project Based Vouchers.

Establish a risk-based inspection system for the Housing Choice Voucher Program. HHA is committed to ensuring that all units leased under the HCV Program comply with Housing Quality Standards and provide decent, safe and sanitary housing.

II. General Housing Authority Operating Information

Holyoke Housing Authority's inventory of federal public housing is summarized on the chart below. HHA currently administers a portfolio of 921 federal public housing units located in eleven (11) developments.

Federal Public Housing Developments	Number of Units
Beaudoin Village, 40 Leary Drive	217
Beaudry-Boucher Apartments, 68 Cabot Street	34
Churchill Homes I, 334 Elm Street	50
Churchill Homes II, 334 Elm Street	50
Coughlin Apartments, 300 Walnut Street	54
Falcetti Towers Apartments, 475 Maple Street	85
Lyman Terrace, 5 Hampden Street	167
Ramos Units, Scattered Site	9
Rosary Towers, 21 Bowers Street	100
Toepfert Apartments, 22 North Summer Street	93
Zielinski Apartments, 70 Walnut Street	62
Total:	921

Housing Stock Information

The tables and information below represent HHA's responses to HUD reporting requirements.

New Housing Choice Vouchers that were Project-Based During the Fiscal Year

In FY 2013, HHA had no Project-Based Housing Choice Vouchers.

Other Changes to the Housing Stock that Occurred During the Fiscal Year

In FY 2013, 6 elderly disabled public housing units were taken off-line and rehabilitated to become fully accessible.

General Description of Actual Planned Capital Fund Expenditures During the Plan Year

Capital funds were used to finance the following improvement and rehabilitation projects in FY 2013*:

CENTRAL MAINTENANCE FACILITY - HHA replaced the last two of four roof sections.

TOEPFERT APARTMENTS 5-3 - HHA completed repairs in response to the fire escape structural report.

BEAUDRY BOUCHER APARTMENTS 5-5B - HHA converted three units to meet the American with Disability Act (ADA) regulations. In addition, HHA repaired and sealed the concrete balconies and bands.

FALCETTI TOWERS 5-6 - HHA converted three units to meet the American with Disability Act (ADA) regulations.

ROSARY TOWERS 5-13 - HHA replaced the roof, repaired sections of side walk and issued documents for the kitchen upgrades for the 7th floor.

BEAUDOIN VILLAGE AMP6 - The HHA partnered with the City of Holyoke and the Holyoke School Department to design and build sidewalks between Beaudoin Village and Sullivan School. Additionally, HHA evaluated the sewer system with a multi-task approach to determine the source of sewer backups. Maintenance was completed throughout the development in preparation of the REAC inspection as well as landscaping maintenance and the installation of a new fence.

* Although HHA's designation as an MTW Agency was not effective until September 6, 2013, the above narrative describes Capital Fund Expenditures for all of FY 2013.

Overview of Other Housing Owned and/or Managed by HHA at Fiscal Year End

Housing Program	Total Units	Overview of the Program
State Funded	72	Funded by the Commonwealth of Massachusetts
Total Other Housing Owned or Managed	72	

Leasing Information

HHA currently administers a portfolio of 1,180 tenant-based Housing Choice Vouchers. In addition, HHA administers 156 Massachusetts Rental Voucher Program (MRVP) project-based vouchers, 23 MRVP mobile vouchers, and 2 Massachusetts Department of Mental Health (DMH) project-based units. HHA's inventory of Non-MTW vouchers includes 100 Section 8 Mod Rehab and 14 Mod Rehab/SRO vouchers.

HUD requires HHA include the tables below in the MTW Annual Report. At the current time, HHA has no local, non-traditional property or tenant-based assistance programs.

Actual Number of Households Served at the End of the Fiscal Year

Housing Program:

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs

Port-In Vouchers (not absorbed)

Total Projected and Actual Households Served

Number of Households Served	
Planned	Actual
0	0
0	0
N/A	28
0	28

Housing Program:

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property Based Assistance Programs

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs

Port-In Vouchers (not absorbed)

Total Projected and Annual Units Months Occupied/Leased

Unit Months Occupied/Leased

Planned	Actual
0	0
0	0
N/A	201
0	201

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income

Fiscal Year	2013
Total Number of Local, Non-Traditional MTW Households Assisted	0
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when HHA entered MTW*	Utilized Number of Section 8 Vouchers by Household Size when HHA Entered MTW**	Non-MTW Adjustments to the Distribution of Household Sizes	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	407	488	n/a	895	44%
2 People	186	265	n/a	451	22%
3 People	172	183	n/a	355	17%
4 People	92	123	n/a	215	11%
5 People	37	51	n/a	88	4%
6+ People	14	17	n/a	31	2%
Totals	908	1,127	n/a	2,035	100%

*Data as of September 2013

**Data as of March 2014 – closest data available to date HHA entered MTW

**Data does not include Enhanced Vouchers. HHA will consult with HUD to determine if Enhanced Vouchers should be included in the baseline.

Mix of Family Sizes Served

	1 Person	2 People	3 People	4 People	5 People	6+ People	Totals
Baseline Percentages of Household Sizes to be Maintained	44%	22%	17%	11%	4%	2%	100%
Number of Households Served by Family Size this Fiscal Year	895	451	355	215	88	31	2,035
Percentages of Households Served by Household Size this Fiscal Year	44%	22%	17%	11%	4%	2%	100%
Percentage Change	0%	0%	0%	0%	0%	0%	0%

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End

No issues related to leasing of Public Housing, Housing Choice Voucher, or Local, Non-Traditional Units occurred in FY 2013.

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End

At the end of FY 2013, HHA had yet to implement any MTW activities and therefore has no data to report on households transitioned to self-sufficiency.

MTW Report: Wait List Information

Housing Program(s)	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Was the Wait List Open During the Fiscal Year
Housing Choice Voucher	Statewide	142,856	Open	Yes
Housing Choice Voucher	Statewide with Holyoke Residency	3,838	Open	Yes
Federal Public Housing	Merged (excluding Churchill Homes)	1,138	Open	Yes
Churchill Homes	Site-Based	70	Partially Open	Yes

The Federal Public Housing Wait List was closed on August 1, 2011 and reopened on October 1, 2013 and the Federal Public Housing site-based waiting list at Churchill Homes is currently open only to three income tiers (31%-60%).

III. Proposed MTW Activities

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities.'

IV. Approved MTW Activities

Implemented Activities

No activities were implemented or on-going in FY 2013.

Not Yet Implemented Activities

Activity One: Career Advancement Program

This activity was first proposed in HHA's MTW Year 1 Annual Plan submitted to HUD in May of 2013. Final HUD approval was received by HHA on September 24, 2013. As such, HHA did not begin implementation of this activity in FY 2013.

Activity Two: Biennial Recertifications

This activity was first proposed in HHA's MTW Year 1 Annual Plan submitted to HUD in May of 2013. Final HUD approval was received by HHA on September 24, 2013. As such, HHA did not begin implementation of this activity in FY 2013.

Activity Three: Revised Asset Policies

This activity was first proposed in HHA's MTW Year 1 Annual Plan submitted to HUD in May of 2013. Final HUD approval was received by HHA on September 24, 2013. As such, HHA did not begin implementation of this activity in FY 2013.

Activity Four: Neighborhood Revitalization

This activity was first proposed in HHA's MTW Year 1 Annual Plan submitted to HUD in May of 2013. Final HUD approval was received by HHA on September 24, 2013. As such, HHA did not begin implementation of this activity in FY 2013.

Activity Five: Biennial HQS Inspections

This activity was first proposed in HHA's MTW Year 1 Annual Plan submitted to HUD in May of 2013. Final HUD approval was received by HHA on September 24, 2013. As such, HHA did not begin implementation of this activity in FY 2013.

Activities On-Hold

No activities were on-hold in FY 2013.

Closed Out Activities

No activities have been closed out.

V. MTW Sources and Uses of Funds

MTW Report Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funding for the Fiscal Year

HHA submitted their unaudited and audited information in the prescribed FDS format through the Financial Assessment System – PHA (FASPHA).

Local Asset Management Plan

Has HHA allocated costs within statute during the plan year?

Yes

Has HHA implemented a local asset management plan (LAMP)?

No

Commitment of Unspent Funds

As of the end of FY 2013, HUD had not issued a methodology for defining reserves and therefore HHA is not required to report on this section at this time.

VI. Administrative

A. In FY 2013, HHA did not receive any HUD review, audits or physical inspection issues that would require HHA to take action to address the issue.

B. HHA executed the Moving to Work Agreement with HUD in September of 2013 and therefore has not yet directed any evaluations of the demonstration.

Holyoke Housing Authority intends to work with University of Massachusetts-Amherst (UMass) and Dr. Michael Krezmien to evaluate the outcome of MTW activities, to design and implement the block grant evaluation, and to design and implement future rent reform and block grant studies. It is HHA's intent that the results of these evaluations will help to:

- Determine the effectiveness of rent reform activities as a means of encouraging employment;
- Measure the quantifiable savings associated with waiving certain provisions of the 1937 Act;
- Identify additional uses for federal funds that promote housing choice, self-sufficiency, and cost efficiency; and
- Promote local program designs that can be provided to housing authorities nationwide.

C. See the attached certification regarding the statutory requirements in Appendix A.

Appendix A

The Holyoke Housing Authority ("HHA") hereby certifies that between the periods of September 6, 2013 and December 31, 2013, HHA met the following three MTW statutory requirements of:

1. Assuring that at least seventy-five (75) percent of the families assisted by HHA are very low-income;
2. Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
3. Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

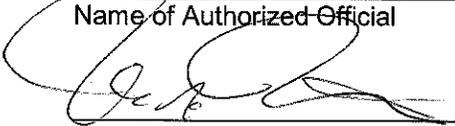
Holyoke Housing Authority

MA 005
PHA Number/HA Code

I hereby certify that all the information stated herein is true and accurate.

MATTHEW A. MAINVILLE
Name of Authorized Official

EXECUTIVE Director
Title


Signature

4/9/2014
Date