

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

Brockton Housing Authority

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Brockton Housing Authority Community Service Plan

The Brockton Housing Authority continues to negotiate with the Resident Advisory Board (RAB) regarding a fair and equitable community service plan. The RAB continues its efforts, through local and national affiliates, to lobby lawmakers to repeal the requirements. The Authority has presented a basic outline for the implementation and administration of the community service plan. The principles of this plan are being administered currently through an agreement with the Massachusetts Department of Transitional Assistance (DTA). Recent Welfare to Work legislation, adopted by the State, allocates regulatory authority to the DTA in these matters. We have reviewed the language and requirements of 24CFR960 subpart F against the DTA's community service requirements and have found them to be consistent.

All non-exempt participants will be required to provide 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month. The Authority has an active Self-Sufficiency program with strong participant involvement. Peer leaders meet on a monthly basis to plan activities for the month. This program will be an important part of the community service plan.

We have discussed a memorandum of understanding with the Department of Transitional Assistance, which will also describe community service activities, and monitoring. To fully comply with the regulation our lease is being amended to require community service of non-exempt participants. The Authority plans to use the exemptions as described in the regulation.

The Authority will certify compliance at the annual recertification. Any resident found not in compliance will be given the opportunity to enter into a written agreement to become compliant. Participants will also be allowed to request a grievance hearing if they do not agree with the decision of the Authority.

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: Brockton Housing Authority

PHA Number: MA024

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to provide decent, safe and affordable housing to low and moderate-income residents and provide economic opportunities through self-sufficiency and home ownership programs

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

The Authority continues to work with local public and private agencies to identify and develop housing units for low and moderate income residents. The Authority plans to add twenty units in the next five years. The Authority

has developed a duplex for rent to low income residents and a single family home for sale to a Family Self-Sufficiency participant. The funding for these projects has been secured through a combination of the City of Brockton's HOME Funds administered by the Brockton Redevelopment Authority (local and Federal), The Brockton Credit Union (private) and The Department of Housing and Community Development (state). We are currently developing a second single family home on Florence St. in the City for sale to a low income resident Through A collaboration with the YMCA and Youth Build.

The Youth Build collaborative not only provides home ownership opportunities to low income families it also help to combat the high incidence of juvenile crime, youth unemployment and drop outs in the Pleasant Prospect area and northern downtown neighborhoods. The rates of these youth problems are nearly double the rest of the City. The Youth Build Brockton Program will be supported as a high priority anti-poverty strategy

The Youth Build program has proven itself as an effective vehicle in Brockton for involving drop out youth recruited from public and other subsidized housing in vocational training while contributing to the supply of affordable housing in the poorest neighborhoods. Youth Build is included as a model program to impact both on the need to provide important intervention services to at risk youth and to provide needed affordable housing.

We have also developed plans in conjunction with the Brockton Redevelopment Authority for a second duplex on West Chestnut St. for rent to low-income families. These units will become part of our State subsidized public housing portfolio.



PHA Goal: Improve the quality of assisted housing

Objectives:



improve public housing management issued as of this date. The Authority has made a number of changes to prepare for the PHAS scoring this year, including the development of a inspection protocol in preparation of Federal Contracted inspections. REAC inspectors have just completed inspections of all buildings. It is expected the cumulative average for the Physical inspections will be in excess of 80%



Improve voucher management: (SEMAP score) 100%. The Authority continues to work to maximize the lease up rate in all rental assistance programs. A leasing coordinator position was established to ensure that deconcentration and maximum lease up rates are achieved. The lease up rate

for the program is at 98% as of August 1, 2001. This rate has risen from 93% as of January 1, 2001.

Increase customer satisfaction: The Authority continues to work with residents through the tenant organizations to identify areas that the residents feel need improvement. In our last survey security was identified as an issue. We have since developed a crime prevention team, which meets on a monthly basis to discuss issues and review strategies. The city of Brockton has assigned a third community police officer to work exclusively with the Brockton Housing Authority. The Authority now has around the clock police coverage. The Authority is also working with the Resident Advisory Board to develop and adopt selected policies. We are currently submitting a new Pet policy that complies with current Federal Regulations

Concentrate on efforts to improve specific management functions: In March of this year a comprehensive training program was held for all Maintenance and Management staff addressing PHAS Physical inspections. All staff passed and received certificates

Renovate or modernize public housing units: Please refer to the comprehensive grant one and five year plans attached.

Demolish or dispose of obsolete public housing: **The Authority has no plans to demolish any public housing.**

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices
Objectives:

Provide voucher mobility counseling: The Authority has established a leasing coordinator position. This person will be responsible for conducting orientations, landlord out reach and maximizing lease up rates.

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: The authority has traditionally had a high concentration of very low-income families in the complexes. In 1996 an alternative selection criterion was established giving preference to residents who work, go to school or have higher incomes. This has somewhat allowed a mix of incomes in the complexes. The majority of applicants for public and section 8 assistance are very low income.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: please see previous answer.
 - Implement public housing security improvements: The Authority has included security in its comprehensive Modernization plans for each site. All Elderly Disabled complexes are monitored by close circuit television and have on site security seven days a week. Family Developments have expressed a strong opposition to any remote surveillance equipment. We have supplemented the baseline police coverage of these developments through the PHDEP Grant. The Authority has developed a new no trespass (banning) policy. This new policy will enable the residents and management to work together to keep drug dealers and violent criminals out of our neighborhoods.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) The Authority has an approved designated housing plan which allocates 25% of all non wheelchair accessible units to non elderly disabled.
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Brockton Housing Authority is proud to submit its annual plan for the year 2002. The Authority has spent the last year working with the City of Brockton, The Brockton Redevelopment Authority, Resident Leaders, and other local agencies to create and maintain affordable housing for low and moderate-income families. The Authority continues its efforts of updating and modernizing its units to ensure compliance with state and federal regulations as well as protecting the public's investment. A comprehensive modernization of Sullivan Towers, a 121-unit elderly/disabled complex, will begin shortly before the end of the year and continue through 2002. Our complexes are, and will continue to be a representation of what is right with Public Housing.

The Authority has continued the process of updating the policies of the Authority to accurately reflect the intent of recent regulatory changes and the needs of our residents. Included in this years plan is a pet policy, which will allow residents to have small pets in both our family and elderly/disabled complexes. This policy is the result of long discussions between the Resident Advisory Board and the Authority. The Partnership will continue as we update and adopt additional policies throughout the year.

The Rental Assistance Department has continued its progress in maximizing the “lease up” rate of existing vouchers. The Authority started the year with a 93% lease up rate and as of August 1, 2001 has increased the rate to 98%. This increase is due to the addition of a leasing coordinator in 1999 and the efforts of all in the department. The rental market in the city has experienced sharp rent increases and dwindling supply over the last twelve months. The Authority is currently soliciting landlords to participate in “project basing” vouchers. We believe this is a partial solution to the supply issue. Our payment standard is set at 110% and will continue at that rate until market conditions warrant a change.

The need for affordable housing continues to be at a critical point in the City of Brockton and the surrounding areas. The Authority will bring on-line a revitalized and modernized 102 unit state funded family development in the spring of 2002. Roosevelt Heights was originally built to accommodate the return of soldiers from World War Two. Through its history it evolved from a place of opportunity to housing of the last resort. Through a partnership with The Department of Housing And Community Development, The City of Brockton’s Redevelopment Authority, and the Brockton Housing Authority, Roosevelt Heights will again become a place of hope and opportunity. The Authority is also working with The City of Brockton , through the use of HOME funds administered by the Redevelopment Authority, to build twelve new units of housing for low and moderate-income residents. The first two units, locate on Turner St., were made available in August of 2001. These units will be scattered around the city and reflect the communities desire to have diverse neighborhoods. The Authority and The Redevelopment Authority are now working to develop two more units on West Chestnut St that will be available for rent early in 2002.

Attire for Hire Continues to offer gently used clothing to residents and other low-income families returning to work. Attire for Hire is a Welfare-To-Work program developed through a partnership of the Brockton Housing Authority and Americorps*VISTA program. Attire for Hire is run completely with donated funds and clothing. Through the generosity of the community and the commitment of area volunteers, Attire for Hire

continues to fill a very important gap in the process of bringing participants into the work force

Tenant Selection Continues to use the incentive based selection criteria to try to get a broader base of income in our developments. The vast majority of residents and applicants fall below 30% of the median income for the Brockton Area.

The Authority continues its partnership with the Old Colony YMCA and Youth Build. A second single family home will be completed this year and offered to a participant in the Family Self Sufficiency program. This partnership allows the Authority to offer a seamless array of services and information to our residents interested in purchasing a home.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- "C" Admissions Policy for Deconcentration (ma024c03)
 FY 2000 Capital Fund Program Annual Statement (on page 32 of template) also included as the following attachments FY 2000(ma024g03), FY 1999 (ma024h03), FY 1998 (ma024i03) FY 2001 (ma024j03)

- Component 10(B) Voluntary Conversion Initial Assessment (ma024f03)
 Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 FY 2000 Capital Fund Program 5 Year Action Plan
 "A" Public Housing Drug Elimination Program (PHDEP) Plan (ma024a03)
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 Other (List below, providing each attachment name)
 "E" Community Service Plan (ma024e03)
 "B" Pet Policy (ma024b03)
 "D" Resident Advisory Board Members (ma024d03)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qualit-y	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	64.7%	5	5	4	N/A	2	N/A
Income >30% but <=50% of AMI	74.6%	5	5	4	N/A	2	N/A
Income >50% but <80% of AMI	46.6%	5	5	3	N/A	2	N/A
Elderly	41.9%	5	3	3	N/A	2	N/A
Families with Disabilities		5	5	5	N/A	3	N/A
Black/Non-Hispanic	59%	5	5	4	N/A	2	N/A
Hispanic	72%	5	5	5	N/A	2	N/A
White Non-Hispanic	42%	5	5	3	N/A	2	N/A
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998-2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (list and indicate year of information)

Massachusetts Department of Housing & Community Development 1999

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing Elderly/Disabled		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	553		15%
Extremely low income <=30% AMI	438	79%	
Very low income (>30% but <=50% AMI)	113	20%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	0	0	
Elderly families	178	32%	
Families with Disabilities	269	49%	
White	438	79%	
Black	113	20%	
American Indian	1	.5%	
Asian/Pacific	0	0	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	451	82%	
2 BR	55	18%	
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing General Occupancy (Family) Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1945		15%
Extremely low income <=30% AMI	1713	89%	
Very low income (>30% but <=50% AMI)	203	10%	
Low income (>50% but <80% AMI)	29	1 %	

Housing Needs of Families on the Waiting List			
Families with children	1513	78	
Elderly families	83	5%	
Families with Disabilities	250	13%	
White	838	44%	
Black	1033	54	
American Indian	34	2%	
Asian/Pacific	352	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	432	23%	
2 BR	874	44%	
3 BR	540	27%	
4 BR	87	5%	
5 BR	12	1%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 28			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1868		

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	1630	88%	
Very low income (>30% but <=50% AMI)	209	11%	
Low income (>50% but <80% AMI)	29	1%	
Families with children	1482	80%	
Elderly families	70	4%	
Families with Disabilities	214	12%	
White	817	44%	
Black	979	52%	
American Indian	32	2%	
Asian/Pacific	35	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	386	21%	
2 BR	820	43%	
3 BR	556	30%	
4 BR	93	5%	
5 BR	13	1%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 16 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

~~(1) Strategies~~

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Collaborate with other agencies and private partners to develop home ownership and rental unit development opportunities for low and moderate-income families.

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

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

Select all that apply

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

Employ admission requirements that encourage work and education.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly: The Authority has an approved designation plan setting 75% of the non wheelchair accessible units aside for disabled non elderly.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities: The Authority has an approved designation plan that designates 25% of all non wheelchair accessible units for the younger disabled.
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

The Authority has a long history of working with the minority community within the City. We actively recruit applicants from the Cape Verdean Association, The Spanish Association and many minority churches.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

The Authority appointed a leasing coordinator for the rental assistance program to maximize utilization, recruit landlords and educate participants as to their housing options and rights. This has allowed the Authority to increase the lease up rate in the first 8 months of the year from 93% to 98%.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants) In the absence of 2002 information the Authority has provided the Award amount from 2001		
a) Public Housing Operating Fund	\$2,071,244	
b) Public Housing Capital Fund	\$2,544,054	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,921,785	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$344,514	
g) Resident Opportunity and Self- Sufficiency Grants	\$43,500	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		
Service Coordination Grant	\$212,915	Service Coordinators for Elderly/Disabled Complexes
2. Prior Year Federal Grants (unobligated funds only) (list below)		
1999 Comprehensive Grant	\$571,811	Please refer to annual and five year Comprehensive grant attachment
2001 Resident Participation funds	\$14,925	\$25 per unit money to enhance resident participation
3. Public Housing Dwelling Rental Income	\$4,019,423	Operating Budget
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Interest Income	\$35,000	Operating Budget
4. Non-federal sources (list below)		
Total resources	\$16,779,171	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (e)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 90 days
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history

- Housekeeping
 Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) When the Authority believes an applicant has been living out of state.

~~(2) Waiting List Organization~~

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over housed
- Under housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

The Authority has established a transfer committee, which meets on a monthly basis to consider all transfer request. The Tenant Selection Supervisor and the Chief Operating Officer can approve emergencies request. The purpose of the committee is to hear all request and make determinations on the most urgent without unduly affecting the applicants on each list.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these

choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

~~(5) Occupancy~~

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source (list) BHA Annual Plan

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

~~(6) Deconcentration and Income Mixing~~

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
The Authority has implemented an incentive based admissions policy to assure moderate income family participation.

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

~~(1)~~ Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
Has the applicant been a participant in a previous housing subsidy program and did they leave in good standing.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

We inform prospective landlords that the participant has not been screened for tenancy. The extent of our background check is limited to drug and violence history only.

~~(2) Waiting List Organization~~

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

~~(3) Search Time~~

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Due to the extreme housing shortage the Authority has granted many extensions beyond the initial 60-day period. In more normal circumstances we would grant extensions as reasonable accommodations or for unusual situations. We continue to work with non-profit agencies, private landlords and participants to carry out the intent of the program. This often requires flexibility in the lease up time.

~~(4) Admissions Preferences~~

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

The Authority maintains an outreach list of all public agencies, social service agencies and religious groups that are contacted in writing when special purpose programs are available

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

If yes to question 2, list these policies below: Any resident at minimum rent is informed of the opportunity to request a waiver. As a matter of practice all request

are granted and the resident is required to verify how any minimum standard living items (food, electricity ect...) are paid for on a quarterly basis.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families

X Other (describe below) The Authority has not adopted any optional deductions. We have adopted minimum and ceiling rents.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_If the increase is \$50 or more more per month.
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- x Other (list/describe below)
The Authority has not implemented flat rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or sub market
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or sub market
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Quality of units being leased
Deconcentration efforts

~~(2) Minimum Rent~~

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Any resident at minimum rent is informed of the opportunity to request a waiver. As a matter of practice all request are granted and the resident is required to verify how any minimum standard living items (food, electricity ect...) are paid for on a quarterly basis.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

A 5 member Board of Commissioners governs the Brockton Housing, 4 of who are appointed by the Mayor of Brockton and the 5th Appointed by the Governor of Massachusetts. One Board member is a resident. The Executive Director and a Chief Operating Officer oversee the day-to-day operations. The Conventional units are under the direction of the Director of Housing and Facilities Management who is responsible for all facets of maintenance and lease enforcement. The Rental Assistance Departments reports directly to the Chief Operating Officer. The Director of Administration and Finance, Director of Modernization, Resident Services Coordinator and the Protective Services Coordinator also report to the Chief Operating Officer.

B. HUD Programs Under PHA Management

?? List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1253	15%
Section 8 Vouchers	738	3%
Section 8 Certificates	0	0%
Section 8 Mod Rehab	0	0%
Special Purpose Section 8 Certificates/Vouchers • Section 8 Vouchers in support of approved allocation plan "Designated Housing"	100	8%

Housing Program (list individually)		
Public Housing Drug Elimination Program) MA06dep0240100	0 Participants	N/A
MA01dep0240199	166Participants	N/A
MA01dep0240198	10 Participants	N/A
Other Federal Programs(list individually)		
ROSS ESC		
MA00RSV02490069	1253 Units	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Administration Plan
Maintenance Plan

(2) Section 8 Management: (list below)
Section 8 Administration Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)
Regional Site Offices

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **O R**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Capital fund annual statement

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number MA06P024709 FFY of Grant Approval: ~~(10/2000)~~

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0

3	1408	Management Improvements	75,005
4	1410	Administration	222,000
5	1411	Audit	0
6	1415	Liquidated Damages	0
7	1430	Fees and Costs	0
8	1440	Site Acquisition	0
9	1450	Site Improvement	136,604
10	1460	Dwelling Structures	2,104,549
11	1465.1	Dwelling Equipment-Nonexpendable	0
12	1470	Nondwelling Structures	0
13	1475	Nondwelling Equipment	0
14	1485	Demolition	0
15	1490	Replacement Reserve	0
16	1492	Moving to Work Demonstration	0
17	1495.1	Relocation Costs	0
18	1498	Mod Used for Development	0
19	1502	Contingency	0
20	Amount of Annual Grant (Sum of lines 2-19)		2,544,054
21	Amount of line 20 Related to LBP Activities		0
22	Amount of line 20 Related to Section 504 Compliance		250,000
23	Amount of line 20 Related to Security		0
24	Amount of line 20 Related to Energy Conservation Measures		0

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
BHA Wide	Resident initiatives, training, economic development	1408	75,000
BHA Wide	Computer Upgrades	1408	0
BHA Wide	Facilities Management	1408	70,005
BHA Wide	Director of Modernization	1410	96,200
<i>BHA Wide</i>	Mod Technical Assistant	<i>1410</i>	66,600

BHA Wide	Administrative Aide	1410	59,200
BHA Wide	Support Staff	1410	32,445
24-3 Manning Tower	Architect/Engineer Exterior Water proofing problems	1430	75,000
24-3 Manning Tower	Exterior Waterproofing and masonry repairs	1460	0
24-8 Sullivan Tower	Comprehensive Modernization Replace renovate Kitchens	1460	703,445
“	Renovate Bathrooms	1460	457,000
“	Renovate hallways & Lobbies	1460	78,104
“	Repair Spalding balconies & waterproof Building	1460	0
“	Replace plumbing risers	1460	308,000
“	Electrical Upgrades	1460	308,000
“	Convert 3 one bedroom apt' to barrier free- section 504	1460	250,000
“	Exterior improvements, paving, lighting & landscaping	1450	0
“	Temporary Relocation Services	1495.1	0

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
24-3 Manning Tower	3/31/02	3/31/04
24-8 Sullivan Tower	3/31/02	3/31/04

--	--	--

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **O R** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name Capital Fund Program 5-year plan

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

The Authority has developed a duplex in the Pleasant/Prospect neighborhood that is part of the state public housing portfolio. We are now in the planning stages of development of a second duplex on West Chestnut St. This will also become part of our State aided public housing portfolio.

8. Demolition and Disposition

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: 1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY) _____	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

FY 2002 Annual Plan Page 44

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

1a. Development name: Belair Heights, Manning Tower, Campello High-rise, Caffrey Towers, Sullivan Tower
1b. Development (project) number: 24-2, 24-3, 24-6, 24-7, 24-8
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/01/99) _
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 1032
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	

<input type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? The Authority has presented a agreement to the TANF agency and we expect it to be approved shortly.

On Monday November 9, 2000 a meeting was held between the Brockton Housing Authority and Officials of the Brockton Office of the Commonwealth of Massachusetts Department of Transitional Services. The purpose of the meeting was to discuss a formal cooperative agreement between the two agencies. Unfortunately local offices are not authorized to enter into agreements we did agree to continue our to work together on issues related to our residents. Currently the Authority and the Transitional Services Department are;

- ????Sharing information regarding mutual clients, such as for rent determination purposes
- ????The DTA functions as technical advisor to the FSS program in a Program Coordination Capacity, coordinating the provisions of specific social and self sufficiency services and programs to eligible families.
- ????The DTA sits on the BHA's Attire for Hire Board. ??
- ????The BHA's FSS Coordinator sits on the DTA's Vendor Coordinating Committee.
- ????Both agencies offer client referrals to one another.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)Attire for Hire Board membership

B. Services and programs offered to residents and participants

~~(1)~~ **General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing / Section 8 participants or other)
<i>Family Self-Sufficiency</i>	200	<i>Random</i>	<i>Development Office</i>	<i>Both</i>
Computer Classes	12 Per Session	Waiting list	Family Developments Community Centers	Public Housing
DEP After School Program	50 Average	Random	Family Developments Community Centers	Public Housing
FSS Peer Leadership “The More You learn the More You Earn” Campaign	200	Random	Development Office	FSS Participants
Case referrals to employment services	60 Per year	Random	Resident Services at the Development Office	All Residents
Individual Referrals to Employment Services	10 Per Month	Random	Resident Services at the Development Office	All Residents
Homeownership classes	24 Per year	Random	Community Development Corp.	FSS Participants
Attire for Hire	New Program	Agency Referral	15 High St.	All Residents
Budget repair	6-8	Fss participants	Family Resource Center	All Residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY: 000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	35
Section 8	50	106

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below) All of our developments are affected. They Are Crescent Court, Hillside Village, Campello High-rise, Caffrey Towers, Manning Tower, Sullivan Tower, Belair Heights. Those

most affected are: **Crescent Court, Hillside Village, Manning Towers and Campello Highrise**

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)) All of our developments are affected. They Are Crescent Court, Hillside Village, Campello High-rise, Caffrey Towers, Manning Tower, Sullivan Tower, Belair Heights. Those most affected are: **Crescent Court, Hillside Village, Manning Towers and Campello Highrise**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer 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
- Other activities (list below)

The Authority regularly coordinates law enforcement efforts with the local, state and federal law enforcement entities (Juvenile, District & Superior Court, Probation Departments, Department of Youth Services, District Attorney's Office, Attorney General's Office, State Police Crime Prevention & Control Division, Safe Neighborhood Initiative, Weed & Seed and HUD inspector Generals Office).

2. Which developments are most affected? (list below)

All of our developments are affected. They Are Crescent Court, Hillside Village, Campello High-rise, Caffrey Towers, Manning Tower, Sullivan Tower, Belair Heights. Those most affected are: **Crescent Court, Hillside Village, Manning Towers and Campello Highrise**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ma024a01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment ma02401b

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
- 3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

A. Resident Advisory Board Recommendations Due to technical difficulties the check boxes are not used for this section.

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) The Resident Member is appointed by the Mayor from a pool of nominated candidates
3. Description of Resident Election Process
- a. Nomination of candidates for place on the ballot: (select all that apply)
- x Candidates were nominated by resident and assisted family organizations
- x Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)
- Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- x Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- X Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Brockton

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Development of affordable units for low and moderate income family

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Brockton has been working closely with the Brockton Housing Authority to ensure decent housing for low and moderate-income individuals. The City has committed 1.2 million dollars to the construction of duplexes that will be apartments available to individuals at 30% or lower of the median income. The City has also committed over \$600,000 in Community Development Block grant funds for road improvements at the Roosevelt Heights family development. Roosevelt Heights has been offline for five years and constructions has begun for a comprehensive modernization. The project will bring 102 units for low income families back on line.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

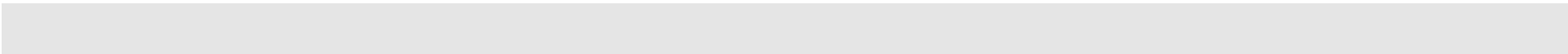
Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan

Table Library

Table Library



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Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant: \$308,343.00

B. Eligibility type (Indicate with an "x"): N1 _____ N2 _____ R x

C. FFY in which funding is requested: FFY 2002

D. Executive Summary of Annual PHDEP Plan:

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Brockton Housing Authority is applying for FY 2002 PHDEP funds so that we may continue and expand our efforts to combat drugs and the crime that accompanies them. Our plan is to:

- ?? Work with multiple law enforcement agencies to create a safer, more secure environment within and around our targeted developments;
- ?? Work closely with our residents to identify security needs and brainstorm solutions; and
- ?? Offer prevention programs and activities designed to provide healthy alternatives to drugs and crime.

Our continuing focus will be to educate and enable our youth to reject drugs, our families to access support services, and our staff to respond more effectively to the security needs of our residents.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Crescent Court (24-4)	121	446
Hillside Village (24-1)	100	327
Belair Heights (24-2)	100	125
Caffrey Towers (24-7)	318	338
Campello High Rise (24-6)	398	413
Manning Tower (24-3)	96	109
Sullivan Tower (24-8)	122	118
TOTAL:	1,255	* 1,876

*As of 8/16/2001

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months x Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$250,000.00	MA06DEP02495	\$0.00		
FY 1996	\$375,000.00	MA06DEP02496	\$0.00		
FY 1997	\$0.00		\$0.00		
FY 1998	\$326,040.00	MA01DEP0240198	\$0.00		January 2001
FY 1999	\$276,025.00	MA06DEP0240199	* \$89,156.31		January 2002
FY 2000	\$287,675.00	MA06DEP0240100	* \$255,357.84		October 2002
FY 2001	\$308,343.00	MA06DEP0240101	** \$308,343.00		October 2003

* Balance as of June 30, 2001

** Awaiting finalization of award agreement

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Brockton Housing Authority's strategy will be to utilize PHDEP funds for the reimbursement of law enforcement for additional security and protective services; physical improvements specifically designed to enhance security; programs designed to reduce the use of drugs in and around our targeted developments; and grant administration and evaluation.

Our law enforcement strategy will entail coordination of police services over and above baseline with the efforts of community police officers and undercover local and state police narcotics and gang squad detectives. We will continue to work closely with local, state, and federal law enforcement initiatives, including HUD OIG's Operation Safe Home, Weed & Seed, Safe Neighborhood Initiative, Local Law Enforcement Block Grant, Community Based Juvenile Justice Program, and Community Probation.

Our strategy to implement physical improvements to enhance security will incorporate the Crime Prevention Through Environmental Design (CPTED) techniques recommended as a result of our FY2000 PHDE Technical Assistance award.

Although we will actively support our residents' efforts toward self-sufficiency through adult computer classes, our prevention program strategy will primarily focus on our youth. After-school homework assistance programs, computer access, sports activities, tutoring, and other educational opportunities will provide our youth with healthy alternatives to drugs and crime. We also will continue to pursue linkages with community agencies to further expand available resources.

Every strategy will strive to be reflective of the needs of our residents as they are expressed through our Resident Advisory Board, Tenant Councils, and annual resident surveys. Implementation and monitoring of each strategy will be enhanced by our Crime Prevention Team, which consists of Police Officers and BHA Administration, Facilities Management, Resident Services, Security, and PHDEP staff.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$81,668
9120 - Security Personnel	\$0
9130 - Employment of Investigators	\$0
9140 - Voluntary Tenant Patrol	\$0
9150 - Physical Improvements	\$7,500
9160 - Drug Prevention	\$128,480
9170 - Drug Intervention	\$0
9180 - Drug Treatment	\$0
9190 - Other Program Costs	\$90,695
TOTAL PHDEP FUNDING	\$308,343

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement				Total PHDEP Funding: \$81,668.00			
Goal(s)	1) Maintain strong law enforcement presence via supplemental police details and community policing. 2) Continue to coordinate efforts with local, state and federal law enforcement entities.						
Objectives	1) Maintain minimum of 2,000 hours of supplemental details. 2) Maintain communication and participation links with local, state and federal level law enforcement officials and programs.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Supplemental Police Details			Oct. 2002	Oct. 2004	\$81,668	\$0	?? Number of hours above baseline. ?? Resident feedback.
2. Community Police			Oct. 2002	Oct. 2004	\$0	\$216,146	

Officers						Brockton Police Dept.
3. Security Personnel			Oct. 2002	Oct. 2004	\$0	\$213,582 Fed. Conv. Oper. Budget

9120 - Security Personnel	Total PHDEP Funding: \$0.00
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9130 - Employment of Investigators	Total PHDEP Funding: \$0.00
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9140 - Voluntary Tenant Patrol	Total PHDEP Funding: \$0.00
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9150 - Physical Improvements	Total PHDEP Funding: \$7,500.00
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Goal(s)	Increase residents' sense of security.						
Objectives	Implement CPTED strategy resulting from FY2000 PHDE-TA.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1. Make improvements per FY2000 CPTED TA			Oct. 2002	Oct. 2004	\$7,500		?? Resident feedback.
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9160 - Drug Prevention				Total PHDEP Funding: \$128,480.00			
Goal(s)	1) To provide our youth with healthy alternatives to drugs and crime. 2) To develop a supportive network to strengthen our resident families.						
Objectives	1) Help our school-age youth achieve greater success in school through after-school homework assistance programs and computer access. 2) Help our adult residents transition into today's working world through computer classes and job search workshops. 3) Provide exposure to educational, cultural, artistic, and recreational resources available within our community and beyond it. 4) Increase parent involvement.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After-School Homework Assistance Program	316 eligible youth	School-Age Youth at Crescent Court & Hillside Village	Oct. 2002	Oct. 2004	\$26,900		??Number of participants. ??Number of participant hours. ??Number of students attaining Honor Roll.
2. Computer Classes	316 eligible youth, 382 eligible adults	School-Age Youth at Crescent Court & Hillside Village and Adults	Oct. 2002	Oct. 2004	\$19,800		??Number of participants. ??Number of participant hours. ??Participant feedback.
3. Contractual: Resident Services Coordinator (including clerical support)	1,876	All Residents	Oct. 2002	Oct. 2004	\$52,000	\$50,000 / Comp. Grant	
4. Contractual: Protective Services Coordinator	1,876	All Residents	Oct. 2002	Oct. 2004	\$12,000	\$31,000 / Conv Oper Budget	
5. Matching Funds to Support Community Partnerships	316 eligible youth	School-Age Youth at Crescent Court & Hillside Village and their families	Oct. 2002	Oct. 2004	\$8,780		??Number of program activities. ??Number of participants. ??Number of participant hours. ??Participant feedback.
6. After-School & Computer Program Support / Supplies		All Program Participants	Oct. 2002	Oct. 2004	\$5,000		
7. Resident Initiatives	1,876	All Residents	Oct. 2002	Oct. 2004	\$4,000		??Number of program-eligible activities. ??Number of participants.

							??Number of participant hours. ??Participant feedback.
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9170 - Drug Intervention					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9180 - Drug Treatment					Total PHDEP Funding: \$0.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9190 - Other Program Costs					Total PHDEP Funds: \$90,695.00		
Goal(s) To continue to develop and administer a comprehensive Drug Elimination Program that will address the security, educational and quality of life needs of our residents.							
Objectives 1) Meet all regulatory and performance reporting requirements of this grant. 2) Develop systems to monitor program components. 3) Adapt strategies to address changing environments or new concerns of residents as determined by annual resident survey.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Personnel: DEP Grant Coordinator (1 FTE)			Oct. 2002	Oct. 2004	\$48,000		
2.Personnel: Administrative Support			Oct. 2002	Oct. 2004	\$10,000		
3.Fringe: DEP Grant Coordinator			Oct. 2002	Oct. 2004	\$22,000		
4.Admin Travel / Training			Oct. 2002	Oct. 2004	\$2,400		
5.Admin Supplies			Oct. 2002	Oct. 2004	\$2,400		

6. Program Evaluation / Resident Survey			Oct. 2002	Oct. 2004	\$5,895		
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Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$81,668 x 100% = \$81,668	Activity 1	\$81,668 x 100% = \$81,668
9120				
9130				
9140				
9150	Activity 1	\$7,500 x 25% = \$1,875		
9160	Activities 1, 2, 3, 4 Activities 5, 6, 7	\$110,700 x 100% = \$110,700 \$17,780 x 25% = \$4,445	Activities 1, 2, 3, 4	\$110,700 x 100% = \$110,700
9170				
9180				
9190	Activities 1, 2, 3, 6 Activities 4, 5	\$85,895 x 100% = \$85,895 \$4,800 x 25% = \$1,200	Activities 1, 2, 3, 6	\$85,895 x 100% = \$85,895
TOTAL		\$285,783		\$278,263

Note: A total grant amount of \$308,343 would result in \$154,171.50 being our 50% amount to be obligated within a 12-month period and \$77,085.75 being our 25% amount to be expended in that same 12-month period. Salaries and contractual arrangements would require us to obligate \$278,263—or 90% of the grant award. We anticipate that these salaries and contractual agreements will be 100% expended at the end of 12 months. Although we anticipate remaining activity costs also to be 100% expended, calculating at 25% in the chart above, our anticipated expenditure will be \$285,783—or 93% of the grant award.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

BROCKTON HOUSING AUTHORITY PET POLICY

I. INTRODUCTION

Section 227 of the Housing and Urban-Rural Recovery Act of 1983, to be implemented on or about May 1, 1987, provides that residents of Federally-assisted housing for the elderly and handicapped cannot be denied the right to have common household pets in their dwelling unit. To this end, the Authority has adopted the following pet policies and rules **to be implemented in its Federally-assisted and State-assisted housing for elderly, consistent with State mandated policies.**

II. PET COMMITTEE

A Pet Committee will be established at each development consisting of the BHA Property Manager responsible for the complex, an assigned maintenance person, and Resident Council representatives designated by the Council. This committee will address issues that arise due to the presence of animals in their developments and to address any disagreements in the application of the Pet Policy.

III. SELECTION CRITERIA

A. Approval. Prior to accepting a pet for residency in a **BHA property**, the pet owner and BHA must enter into a PET AGREEMENT (attached), which is also a part of the lease addendum. In addition, before a pet is brought onto the premises, the pet owner must register the pet (including a bird or fish) with the Site Manager.

Registration includes the following:

1. **Color photo of pet.** The Authority reserves the right to take additional pictures if it becomes necessary
2. Certificate signed by a licensed veterinarian or local authority that the pet has received all inoculations required in Basic Guidelines below.
3. Certificate signed by a licensed veterinarian or local authority stating that the pet has been spayed or neutered and specifying pet's estimated adult weight.

4. Name, address, phone number, and notarized statement from two (2) non-resident parties who may enter pet owner's apartment and will care for the pet away from the complex in the event that the pet owner is hospitalized, incapacitated, unable to care for the pet, or dies.

Registration must be renewed annually at the pet owner's annual recertification appointments.

- B. Disapproval. Site Manager may refuse to register the pet if one or more of the following conditions exist:

1. Pet is not a common household pet as defined below.
2. Certificate signed by a license veterinarian or local authority that the pet has received all inoculations required in Basic Guidelines below.
3. Certificate signed by a licensed veterinarian or local authority stating that the pet has been spayed or neutered and specifying pet's estimated adult weight.
4. Name, address, phone number, and notarized statement from two (2) non-resident parties who may enter pet owner's apartment and will care for the pet away from the complex in the event that the pet owner is hospitalized, incapacitated, unable to care for the pet, or dies.

Registration must be renewed annually at the pet owner's annual recertification.

- C. Definitions. Site Manager may refuse to register the pet if one or more of the following conditions exist:

1. Pet is not a common household pet as defined below.
2. Pet owner fails to provide complete registration information.
3. Pet owner's habits and practices make him or her unable to keep the pet in compliance with rules and lease obligations (e.g., there is documented evidence of resident having previously violated lease with respect to cleanliness or undue noise; or if there is documented evidence that resident has problems caring for self).

- D. Basic Guidelines. "Common household pets" are limited to the following categories, and within categories, to the species listed:

1. Four-legged, warm-blooded animals (dogs and cats) kept for pleasure and not for commercial use (e.g., breeding).
2. Birds.
3. Fish.

These pets must also comply with the guidelines listed below.

D. Basic Guidelines.

1. Types of pets.

a. DOGS

(1) **Maximum number: one (1)**

(2) Minimum age: Elderly: 6 months old

Family: 6-8 weeks old

(3) Maximum adult weight: **Elderly/Family: 25 pounds**

(4) Must be house broken.

(5) Must be spayed or neutered.

(6) Must have annual rabies and distemper inoculations as required by licensed veterinarian, as well as infectious hepatitis, leptospirosis, para influenza, and parvo inoculations at intervals recommended by licensed veterinarian.

(7) Pit bulls or animals deemed to be of a vicious nature are not allowed for safety reasons.

b. CATS

(1) **Maximum number: one (1)**

(2) Minimum age: **Elderly: 6 months old**

Family: 6-8 weeks old

(3) Maximum adult weight: **Elderly/Family: No weight restriction for domestic cat.**

(3) Litter must be changed at least twice a week.

(4) Must be spayed or neutered.

(5) Must have annual rabies and distemper shots and feline leukemia shots as required by licensed veterinarian.

(6) Must have scratching post.

c. BIRDS

(1) **Maximum number: two (2)**

(2) Must be maintained inside of cage at all times.

(3) Cage must be cleaned at least twice a week.

d. FISH

(1) Maximum aquarium size: 20 gallons/**1 aquarium only.**

- (2) Aquarium must be maintained on approved stand.
- (3) Aquarium or fish bowl must be cleaned as needed.

e. SPECIALLY TRAINED ANIMALS

(1) Seeing Eye Dog

(2) Hearing Animal

Animals trained to assist the visually or hearing impaired and other handicapped persons do not come under the limitations regarding size but are required to meet other standards prescribed herein. In no way are these Pet Rules intended to limit or impair the rights of handicapped persons.

- 2. No other kinds of pets may be kept by residents of this complex.
- 3. No sick or injured pet will be accepted for occupancy. Pets accepted for residency which become sick or injured must be immediately taken for veterinary care at the pet owner's expense.
- 4. Any resident residing at this complex prior to the implementation of these policies who has received prior written permission for keeping of more than the allowable number of pets permitted under these rules will be permitted to keep those pets. Any pets exceeding the allowable number, however, cannot be replaced subsequent to the implementation date with these guidelines.

IV. PET FUND

- A. A non-refundable pet fund fee of \$25.00 will be required for all dogs and cats.**

Management reserves the right to change this amount, consistent with Federal and State guidelines, at any time. The Authority must consult the Resident Councils and The Resident Advisory Board as required by Federal and State guidelines.

- B. Resident's liability for damages caused by his or her pet is not limited to the amount of the pet fee. While the resident is in occupancy, he or she will be required to reimburse the complex for the real cost of any and all damages caused by his or her pet. Additional damage discovered at move-out will be charged.**

- C. All units occupied by a dog or cat will be professionally fumigated upon being vacated, and cost of this move-out fumigation will be **deducted from the Pet Fund**. During occupancy, cost of correcting an infestation of fleas carried by resident's pet shall be the responsibility of the pet owner. Infestation of adjacent units or common areas attributable to a specific pet shall also be the responsibility of the pet owner, who shall be liable for the cost of correcting the infestation. Management will choose the exterminator and shall bill the pet owner for such services. The Exterminator will be chosen using the procurement procedure adopted by the Board of Commissioners in its most current Procurement Policy.
- D. Pet owners are encouraged to secure renters' insurance to assist with damages to another resident's property caused by pet or pet apparatus (for example, by a broken aquarium which floods the apartment(s) below).

V. PET RULES

1. **All approved pets** shall be maintained within the resident pet owner's apartment. When outside of the residents unit the pet shall be kept on a leash and under the control of the resident or other adult AT ALL TIMES. Under no circumstances shall any cat or dog be permitted to run free. These common areas include, but are not limited to, maintenance closets, hallways, stairways, laundry room, waiting lobby, display room and all grounds. (NOTE: Shopping carts are not permitted on the premises and cannot be used for the purpose of transporting pets on the premises.)
2. **Pet blankets and bedding are not to be cleaned or washed in laundry room for hygienic reasons.**
3. **Pets are not to be tied outside or left unattended on a patio or porch.**
4. **Pet owners will not alter their apartment, patio or other outside areas to create an enclosure for an animal.**
5. Water damage to walls, carpets, flooring or the ceiling of the unit below caused by breakage or spillage or from an aquarium or fish bowl shall be the responsibility of the resident, who shall be billed for the repair costs as required.
6. All animal waste or litter from cat litter box shall be picked up daily by the pet owner and disposed of in sealed plastic bags and placed in the DUMPSTERS. It shall NOT be placed in the Maintenance closet or down the trash chute.

Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets or clean-up of common area required because of pet nuisance shall be billed to and paid by the resident pet owner.

7. Dogs and cats may be walked only in specified areas. Resident must carry a scoop and plastic bag when walking pet and clean up after the pet by placing waste in tied plastic bag and placing bag in DUMPSTER. Under no circumstances will pet be allowed to go near shrubbery and/or trees located on the property.
8. Failure to adhere to waste disposal procedures outlined in rules 5 and 6 above will be considered a violation of the Pet Rules, and at minimum, will result in a fine of \$15.00 per occurrence. Repeated violations may result in termination of pet owner's tenancy.
9. Pet waste dirt cleaned up by staff in common areas or in other areas will be billed to resident at a rate of \$15.00 per occurrence.
10. Resident pet owners agree to control the noise of their pets such that it does not constitute a nuisance to other residents. Failure to control pet noise may result in the removal of the pet from the premises.
11. Pet owners shall keep their pets under control at all times. Pet owners assume sole responsibility for liability arising from any injury by any person attributable to their pet.

ANY PET THAT CAUSES BODILY INJURY TO ANY RESIDENT, GUEST, STAFF MEMBER OR OTHER AUTHORIZED PERSON ON THE PREMISES SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION AT THE PET OWNER'S EXPENSE.

12. No pet shall be left unattended in any apartment longer than 12 hours.
13. **Pet owner will agree to quarterly apartment inspections to be sure pets are being care for properly. These inspections may be reduced or increased in time periods at the Manager's discretion.**
14. All resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for their pet. Pets which appear to be poorly cared for, or which are left unattended for longer than 24 hours, may be reported to the appropriate authority at the pet owner's expense, if any costs are incurred.
15. If the health or safety of a pet is threatened by death, sudden illness, or incapacity of the pet owner, or by other factors that render the pet owner incapable of caring for the pet, and the responsible parties are unavailable

or unwilling to care for the pet, Management may contact the appropriate State or local authority to remove the pet. If no State or local authority is authorized to move the pet, Management may enter the pet owner's apartment and place the pet in an appropriate boarding facility until the pet owner or responsible person is able to assume responsibility for the pet - but for no longer than thirty (30) days. The pet owner (or his/her estate) shall be responsible for all obligations, financial, and otherwise, incurred as a result of placing the animal in a boarding facility. The pet owner absolves Management and/or its agents of any and all liability, financial or otherwise, arising out of actions and taken on behalf of the pet owner or for the well-being of the pet.

16. Unwillingness on the part of the named caretakers of a pet (per **Rule #14** of this section) shall relieve Management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered as authorization to Management to exercise discretion in regard, consistent with Federal and State guidelines.
17. Resident pet owner acknowledge that other residents may have chemical sensitivities are allergies related to pets are easily frightened by such animals. The resident therefore agrees to exercise common sense and common courtesy with respect to such other residents' right to peaceful and quiet enjoyment of the premises.
18. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:
 - a. Creation of a nuisance after proper notification.
 - b. Excessive pet noise or odor which would disturb, interfere or diminish the peaceful enjoyment of other residents (with proper notification to tenant of problem).
 - c. Unruly, dangerous, or vicious behavior.
 - d. Excessive damage to the resident's apartment unit and/or complex common areas.
 - e. Repeated problems with vermin or flea infestation.
 - f. Failure of the resident to provide for adequate care of his or her pet.
 - g. Leaving a pet unattended for more than 12 hours.

- h. Failure of the resident to provide adequate and appropriate vaccination of the pet.
- i. Resident serious illness and/or death.
- j. Pet serious illness or injury, if untreated by veterinarian.
- k. Failure to observe any other rule contained in this section, and not here listed, upon proper notification.

NOTE: The terms "disturb, interfere, and diminish," as used in 17(b) above, shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.

- 19. Residents are prohibited from harboring of or feeding stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the BHA.
- 20. Should any pet housed in a BHA facility under Section 227 give birth to a litter, the resident shall remove from the premises all of said pets. Any exceptions to this rule must be granted by the Authority, in writing.
- 21. VISITING PETS as well as PETS OF VISITORS are STRICTLY PROHIBITED, WITH THE EXCEPTION OF SEEING EYE DOGS FOR THE BLIND AND HEARING DOGS FOR THE DEAF.

VI. EMERGENCIES

- A. Apartment Emergencies. In the event of an emergency which requires response to a pet owner's apartment by Management or Maintenance staff or by fire or medical staff, responding personnel shall not be responsible for locating or returning pets who escape from the apartment during the emergency.
- B. Building Emergencies. In the event of a building emergency, such as a fire or flood (but not limited to these particular emergencies), responding building personnel or outside building personnel (e.g., fire department, Authority staff, etc.) shall first evacuate residents and guests, and then, if possible, pets. **Property** owner is not responsible for pets unable to be rescued during such an emergency.

VII. VIOLATION AND NOTIFICATION POLICY

If Management determines that a pet owner has violated a pet rule, Management will provide written notice (except in the case of physical harm caused by pet, as stated below) to the pet owner describing the violation and giving the pet owner ten (10) days from the date of the notice to correct the violation (including in appropriate circumstances the removal of the pet). The pet owner may request in writing a meeting in order to discuss the violation. The pet owner's failure to correct the violation, or to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

ANY PET WHICH CAUSES PHYSICAL HARM WILL BE REMOVED FROM THE PREMISES IMMEDIATELY IN ACCORDANCE WITH SECTION V. PET RULES, #11.

VIII. COMPLAINTS

All complaints from complex residents concerning pets residing in buildings must be submitted to Management in writing, must be clearly stated in objective terms, and be signed.

IX. REVOCAION OF PET OWNERSHIP PRIVILEGE

The privilege of maintaining a pet in a facility owner and/or operated by the BHA shall be subject to the rules set forth in Section IV above. This privilege may be revoked at any time subject to the Authority's Grievance Procedure, if the animal shall become destructive, create a nuisance, represent a threat to the safety and security of other residents, or create a problem in the area of cleanliness and sanitation.

X. APPLICABILITY OF STATE LAW

Should a breach of the rules set forth in Section IV, above, occur the BHA may also exercise any remedy granted it in accord with Chapter 140, Section 136A-175 by the General Laws of the Commonwealth of Massachusetts and any amendments thereto.

XI. INCORPORATION INTO THE LEASE

These pet policies and rules, as well as the attached Pet Agreement, are incorporated by reference into the resident's lease. Violation of these policies and rules therefore constitutes violation of resident's lease and may constitute grounds for removal of pet from the premises and/or grounds for eviction of the resident, or both.

XI. CERTIFICATION STATEMENT

"I have read and understand the above pet policies and rules of the Authority and I agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet, and may constitute reason for termination of my lease. Where required by Management to remove my pet from the premises, for cause, I agree to affect such removal and understand that my failure to do so shall constitute grounds for eviction."

DATE _____ RESIDENT SIGNATURE _____

DATE _____ RESIDENT SIGNATURE _____

APARTMENT NUMBER _____

WITNESS:

The above-named resident(s) has/have read and signed these rules in my presence.

BROCKTON HOUSING AUTHORITY as
LANDLORD

DATE _____

BY: _____
(Signature)

Title: _____

BROCKTON HOUSING AUTHORITY PET AGREEMENT LEASE ADDENDUM

THIS AGREEMENT, entered into this _____ day of _____, 200____, by and between the Authority, (as Landlord, and _____, (as Resident), in consideration of their mutual promises, stipulates as follows:

1. Resident desires and has received permission from the BHA to keep the Pet named: _____
2. This Agreement is an Addendum to and part of the Lease between BHA and Resident executed on _____, 200____. In the event of default by Resident of any of the terms of this Agreement, Resident agrees, upon proper written notice of default from BHA, to cure the default, remove the pet, or vacate the premises. Resident agrees that BHA may revoke permission to keep said Pet on the premises by giving Resident proper written notice, UNLESS PET CAUSES BODILY HARM TO A RESIDENT, GUEST, STAFF MEMBER, OR OTHER AUTHORIZED PERSON UPON THE PREMISES, IN WHICH CASE PET WILL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES BY OWNER WITHOUT PRIOR OR WRITTEN NOTICE.
3. As a special user's fee, hereinafter called the Pet Fund Fee, Resident agrees to pay BHA the sum of twenty-five dollars (\$25.00). BHA may use from this fee such amount as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said Pet a Move-out. During occupancy, Resident agrees to pay BHA within thirty (30) days of billing the costs of repairs made for damages attributable to Pet. Resident also Agrees to pay BHA for any pet damages or other pet-related costs in excess of the Pet Fund Fee which the BHA discovers during the move-out inspection.
4. Resident agrees to comply with:
 - a. Health and Safety Code of City of Brockton, MA.
 - b. Pet Policies and Rules of Brockton Housing Authority.
 - c. All other applicable governmental laws regulations, such as, but not limited to vaccinations and other inoculations, flea and vermin control, etc.

5. Resident represents that the Pet has been spayed or neutered, as well as inoculated in accordance with the Pet Policies, and has furnished BHA proof of same.
6. Resident agrees that the Pet will not be permitted outside the Resident's unit, unless in a portable pet carrier or restrained by leash. Use of the grounds or premises of BHA for sanitary purposes is prohibited except as stated in the Pet Policies.
7. Resident shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance, or in any way inconvenience or cause complaints from any other Resident. Any "mess" created by the Pet shall immediately be cleaned up by the Resident.
8. Resident agrees to remedy any nuisance situations involving Pet (e.g., complaints of noise or fleas, etc.) within ten (10) days of notification. RESIDENT UNDERSTANDS, HOWEVER, THAT ANY BODILY HARM INFLICTED BY PET ON A RESIDENT, STAFF MEMBER, GUEST, OR OTHER AUTHORIZED PERSON ON THE PREMISES SHALL RESULT IN OWNER'S IMMEDIATELY AND PERMANENTLY REMOVING PET FROM PREMISES WITHOUT PRIOR OR WRITTEN NOTICE.
9. Resident shall be financially responsible for any flea or other insect infestation that affects his or her own unit or adjacent unit(s) as a result of Resident's pet.
10. Any Pet left unattended for 12 hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the Brockton Humane Society or other appropriate authority.
11. Resident agrees to maintain Pet in healthy condition and to update Pet REGISTRATION CARD on an annual basis, at the BHA's annual recertification. Resident further agrees to license all dogs yearly with the City of Brockton and to provide BHA with a copy of the license.
12. Resident had read and agrees to comply with the BROCKTON HOUSING AUTHORITY PET AGREEMENT LEASE ADDENDUM POLICIES, which, along with this PET AGREEMENT, are herein incorporated by reference into Resident's lease. Resident also agrees to comply with additional rules as may be reasonably adopted from time to time by BHA.

13. Resident understands that violation of the PET POLICIES or the PET AGREEMENT constitutes violation of Resident's lease, and such violation may constitute grounds for eviction.

BROCKTON HOUSING AUTHORITY as
LANDLORD: _____

RESIDENT NAME: _____

BY: _____

RESIDENT
SIGNATURE: _____

TITLE: _____

APARTMENT NO.: _____

DATE: _____

DATE: _____

**BROCKTON HOUSING AUTHORITY PET OWNER'S ABSENCE
AGREEMENT**

I, _____, will assume
(Print nonresident's name above)

immediate and all responsibility for the pet of _____
(Resident)

during his/her absence from the apartment. I also hereby agree to remove the pet from
BHA's premises in order to properly care for the pet.

Signed this _____ day of _____, 200_____.

Signature: _____

Address: _____

City: _____ Zip _____

Phone: _____

Day: _____ Night: _____

NOTARIZED:

I, the undersigned authority, do hereby certify that I have witnessed the above signatures.

Witness by hand and official seal, this _____ day of _____, 200_____.

(Notary Public)

My commission expires _____

Resolution #99-07

**Resolution of the Brockton Housing Authority Relating to the Prohibition
of Concentration of Low-Income Housing Families in Federally
Funded Housing Programs (Deconcentration of Poverty)**

The Brockton Housing Authority Board of Commissioners hereby resolves that the admissions policy of the Brockton Housing Authority in relation to its federally funded housing programs will be consistent with the following:

1. The Brockton Housing Authority may not concentrate very low families (or other families with relatively low incomes) in public housing dwelling units in certain public housing projects or certain buildings within projects;
2. The Authority shall periodically determine and compare the relative tenant incomes of each development, as well as the household incomes of census tracts in which the developments are located;
3. If it appears that one or more development(s) has a higher concentration of lower income families than another or other development (s), the Authority shall attempt to equalize the concentrations through admissions policies designed to achieve such equalization, including the placement of higher income family in a development which has a high concentration of lower income families or the placement of a lower income family in a development which has a high concentration of higher income families, when such placement is consistent with other applicable law relating to tenant selection and assignment.
4. The Authority shall, when developing its Agency Plan, include an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing in higher income tenants into lower income projects and lower income tenants into higher income projects, consistent with other applicable law. (This may not be construed to require any specific income or racial quota for any project or projects).

Resident Advisory Board Membership

Madaline Greenlaw,	Crescent Court, Chair	24-4
Rosemary Rittenberg,	Hillside Village	24-1
Deborah Dineen,	Sullivan Towers	24-8
Norman Gray,	Caffrey Towers	24-7
Carol Hemeon,	Campello High Rise	24-6
Kathy Pease,	Campello High Rise	24-6
Pat Martelli,	Earle Street	24-2
Robert Dow,	Manning Towers	24-3

Component 10 (B)

Voluntary Conversion Initial Assessments

The Brockton Housing authority has two developments, Hillside Village and Crescent Court, which are subject to the required initial assessments. Five developments, Belair Heights, Manning Tower, Campello High-rise, Caffrey Towers and Sullivan Tower are not subject to the initial assessment. The complexes included in the assessment comprise 221 Two, Three, Four and Five Bedroom units. The Authority currently maintains a waitlist for these units that consist of over nineteen hundred applicants. An applicant can expect to wait from one to ten years prior to being made a unit offer. A survey of privately managed units with subsidies verified similar wait list for assisted units.

The Section 8 program has experienced a 76% failure rate when issuing vouchers since January 1, 2001. The Local rental market has less than a 1% vacancy rate. The Authority has determined it would cause great harm to residents of Authority owned and managed units if these units were not available. As stated earlier in the plan the Authority is going to great lengths to create more affordable units due to the extremely tight rental market.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	105,005	77,505		
	Management Improvements Hard Costs				
4	1410 Administration	254,445	222,000	155,400	8,299.07
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	136,604	-0-		
10	1460 Dwelling Structures	2,072,104	2,104,549		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	65,000			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024709 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-17)	2,544,054	2,544,045	155,400	8,299.07
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance	150,000			
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024709 Replacement Housing Factor Grant No:					Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
BHA Wide	Resident Initiatives, Training, Economic Development		1408		25,000	7,500			
BHA Wide	Computer Upgrades		1408		10,000	-0-			
BHA Wide	Dir. Facilities & Housing Management		1408		70,005				
BHA Wide	Director of Modernization		1410		96,200		96,200	8,299.07	
	Mod Technical Assistant		1410		66,600		59,200		
	Administrative Aide		1410		59,200				
	Support Staff		1410		32,445	-0-			
24-3 Manning Tower	Architect/Engineer Exterior Waterproofing Problems		1430		75,000				
24-3 Manning Tower	Exterior Waterproofing and masonry repairs		1460		200,000	-0-			Postponed
24-8 Sullivan Tower	Comprehensive Modernization								
	Replace Renovate Kitchens		1460	119	671,000	703,445			
	Renovate Bathrooms		1460	119	357,000	457,000			
	Renovate Hallways & Lobbies		1460	10	50,000	78,104			
	Repair spaulding balconies & waterproof building		1460	122	316,000	-0-			Phase 2
	Replace Plumbing Risers		1460		150,000	308,000			
	Electrical Upgrades		1460		150,000	308,000			

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024709 Replacement Housing Factor Grant No:					Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
24-8 Sullivan Tower Cont'd	Convert 3 One Bedroom Apts to Barrier Free - Section 504		1460	3	150,000	250,000			
	Exterior Improvements, Paving, Lighting & Landscaping		1450		136,604	-0-			
	Temporary Relocation Services		1495.1		65,000				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024708 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 X Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-18)	2,687,232	2,687,232	2,141,631.99	1,041,771.27
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
BHA Wide	Resident Initiatives, Training & Economic Development		1408		15,000	-0-			
	Resident Services Coordinator		1408		50,000	-0-			
	Computer Software		1408		2,000	-0-			
BHA Wide	Director of Modernization		1410		84,000		84,000	16,329.45	
	Mod. Dept. Technical Assistant		1410		60,000	1,089.10	1,089.10	1,089.10	
	Mod. Dept. Administrative Aide		1410		47,000	38,910.90			
24-6 Campello	A/E Fee Amendment-Phase I Mod Renovations (FY97 & 98)		1430		-0-	60,000	48,826.45	43,106.45	
24-6 Campello	Advance A/E Services Exterior Renovations to Building Envelope		1430		50,000	41,000	41,000	41,000	Complete
24-6 Campello	A/E Services Hot Water Replacement		1430		-0-	20,000	10,706.50	8029.86	Construction
24-3 Manning	A/E Reimbursables Comp Mod		1430		5,000	6,181.50	6,181.50	6,181.50	Complete
24-8 Sullivan	Advance A/E Services Comp Mod		1430		158,000	165,818.50	161,270	103,000	Construction
24-4 Crescent Court	A/E Services for 2 nd floor radiation & Boiler Replacement		1430		30,000	19,711.90	19,711.90	19,711.90	Complete
	Rear Decks		1430		17,000	14,725.05	14,725.05	14,725.05	Complete
24-6 Campello	Site Improvements		1450		550,000	266,615.82	266,615.82	39,051.92	Construction
24-6 Campello	Interior Renovations - common area, hallways		1460		896,000	893,644.24	883,451.77	258,190.28	Construction
24-4 Crescent	Rear Decks		1460		36,000	75,000	75,000	75,000	Complete

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Court									
	Replace 2 nd floor radiation & boilers		1460		414,000	416,355.76	416,335.76	416,335.76	Complete
24-6 Campello	Replace Hot Water Heaters		1465.1		69,000	174,000	168,000		
BHA Wide	Computer Hardware		1475.1		17,000	-0-			
24-8 Sullivan Tower	Comp. Mod RESERVE (2000)		1490		300,616.18	410,179.23			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024707 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-18)	1,924,578	1,924,578	1,924,578	1,723,512.78
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
BHA Wide	Resident Training, initiatives, Eco. Dev.		1408		10,000	10,655.99	10,655.99	10,655.99	Complete
	Additional staff coordinate Social Services & Welfare reform		1408		25,000		25,000	25,000	Complete
	RFP Study of BHA's Community spaces for resident services		1408		10,000	-0-			Cancelled
	Staff Training & Equipment		1408		15,000	3,261.86	3,261.86	3,261.86	
BHA Wide	Modernization Admin Aide		1410		47,209		47,209	47,209	Complete
	Modernization Tech Assist		1410		58,000		58,000	58,000	Complete
	Modernization Director		1410		79,680		79,680	79,680	Complete
24-3 Manning	Comprehensive Modernization								
	Kitchen reno & resultant paint		1460	96	288,000	-0-			Funge 97
	Bathroom reno & resultant		1460	96	192,000	-0-			Funge 97
	Replace Plumbing & Shutoffs		1460	Bldg	125,000	50,467.04	50,467.04	50,467.04	Complete
	Replace Windows		1460	192	240,683	-0-			Funge 97
	Abatement of asbestos		1460	Bldg	305,701.55	188,520.42	188,520.42	188,520.42	Complete
	Replace worn hallway tiles - rug		1460	Bldg	170,000	75,307	75,307	75,307	Complete
	Section 504 5% convert		1460	3	128,712	141,864.88	141,864.88	141,864.88	Complete
	Replace electric baseboard & code		1460	Bldg	247,883	-0-			Funge 95
	Replace mailboxes		1465.1	Bldg	20,000	-0-			Construction
	Temporary Relocation of residents		1495.1		55,000	46,668.41	46,668.41	46,668.41	Complete
24-6 Campello	Repave B Building parking lot		1450		218,700	260,035.86	260,035.86	76,587.09	Weather

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									Delay
	Replace lights hallways-safety		1460		-0-	25,000	25,000	25,000	Complete
	Replace Rugs - hazard		1460		-0-	25,000	25,000	25,000	Complete
	Restructure front entrances		1460		341,597	387,842.13	387,842.13	387,842.13	Complete
	Lobby Improvements		1460		-0-	115,340.41	115,340.41	97,723.96	On Going
24-4 Crescent Court	Install rear decks to correct settlement & correct drainage		1460		409,800	384,725	384,725	384,725	Complete

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

Juan, This statement reflects the BHA's Submission prior to HUDS approval as of June 30, 2001

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	254,445			
3	1408 Management Improvements Soft Costs	10,000			
	Management Improvements Hard Costs				
4	1410 Administration	220,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	253,294			
10	1460 Dwelling Structures	1,804,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:6/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-17)	2,601,739			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
BHA Wide	Operations		1406	254,445					
BHA Wide	Resident Initiatives & Training		1408	10,000					
BHA Wide	Administration Costs								
	Director of Modernization		1410	94,200					
	Technical Assistant		1410	66,000					
	Administrative Assistant		1410	59,800					
24-6 Campello	A/E Services – Balcony Repairs		1430	60,000					
24-8 Sullivan	Exterior Landscaping & Paving		1450	253,294					
24-3 Manning	Exterior masonry repair & waterproofing		1460	316,000					
24-6 Campello	Balcony Repairs		1460	488,000					
24-8 Sullivan	Common Hallways, lobbies, carpeting, painting & balcony repairs		1460	1,000,000					

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024 50101 Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

