U.S.DepartmentofHousingandUrbanDevelopment OfficeofPublicandIndianHousing

NorthamptonHousingAuthority Northampton,MA.(MA -026)

PHAPlans

Annual Plan for Fiscal Year beginning 1 July 2002

NOTE:THISPHAPLANSTEMPLA TE(HUD50075)ISTOBE COMPLETEDINACCORDANCEWITHINSTRUCTIONS LOCATEDINAPPLICABLEPIHNOTICES

NorthamptonHousingAuthority

PHAPlan AgencyIdentification

PHAName :NorthamptonHousingAuthority **PHANumber:** MA026 **PHAFiscalYearBeginning:July2002 PublicAccesstoInformation**

Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedby contacting:(selectallthatapply)

- _X_ MainadministrativeofficeofthePHA
- ____PHAdevelopmentmanagementoffices

____PHAlocaloffices

DisplayLocationsForPHAPlansan dSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat: (selectallthatapply)

- _X_ MainadministrativeofficeofthePHA
- _____PHAdevelopmentmanagementoffices

___PHAlocaloffices

- _X_ Mainadministrativeo fficeofthelocalgovernment
 - ____MainadministrativeofficeoftheCountygovernment
 - ____MainadministrativeofficeoftheStategovernment
- _X_ Publiclibrary
 - ____PHAwebsite
- ____Other(listbelow)

PHAPlanSupportingDocumentsareavailableforins	pectionat:(selectallthat
apply)	

- _X_ MainbusinessofficeofthePHA
- ____PHAdevelopmentmanagementoffices
- ____Other(listbelow)

A.Mission

StatethePHA'smissionforservingtheneedsoflow -income,verylowincome,andextremelylow -income familiesinthePHA'sjurisdiction.(selecto neofthechoicesbelow)



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_____ThemissionofthePHAisthesameasthatoftheDepartmentofHousingand UrbanDevelopment:T opromoteadequateandaffordablehousing,economic opportunityandasuitablelivingenvironmentfreefromdiscrimination.

X ThePHA'smissionis:

TheNorthamptonHousingAuthorityiscommittedtoensuringdecent, safe,andaffordablehousing,andh ousingopportunity,forthecitizensof Northamptonandtheregion,inanefforttomaintaintheeconomicdiversity oftheCommunity.

TothisendtheNHAshallstrivetocreateandmaintaincleanandsecure housingdevelopments,offeravarietyofhousing opportunitiesforthecom munity'scitizens,assurefiscalintegritybyallprogramparticipants,and worktosupportinitiativestoprovideopportunitiesforresidentswhowishto gainself -sufficiencyandeconomicdependence.

The effectiveness of the seen deavors is measured, in part, by the dedica tion of an innovative and caring staff to efficient programmanagement, and collaboration with residents, community service providers, and Northamp - ton's government and community leaders.

NOTE: Therehave beennochangestothe5YearPlansubmittedin2001. BecauseNHAisahighperformingauthority,the5YearPlandoesnotneed tobere -submittedin2002.

AnnualPlanoftheNorthamptonHousingAuthority

FiscalYearbeginningJuly2002

[24CFRPart903. 7]

AnnualPlanType:

 $Select which type of {\it Annual Planthe PHA will submit}.$

____ StandardPlan

StreamlinedPlan:

- _X_ HighPerformingPHA
- **_____ SmallAgency**(<250PublicHousingUnitsand<250Section8vouchers)
- ____ AdministeringSection8Only
- ____ TroubledAgencyPlan

ExecutiveSummaryoftheAnnu alPHAPlan

[24CFRPart903.79(r)]

 $\label{eq:provideabriefoverview} Provideabriefoverview of the information in the Annual Plan, including highlights of majorinitiatives and discretionary policies the PHA has included in the Annual Plan.$

ICriteriafordeterminingdeviationfromorneedtoamend5YearorAnnualPlan

1. The NHA would amend the 5 Year Plan, using the annual planning process, if it we reto consider any important change.

2. The NHAwo uld consider any material change from the Annual Plantobe adeviation unless it is first proposed as an amendment and accepted during the annual planning process.

$\underline{IIProposedModification or Deviation from Previously submitted 5 Year or Annual Plans.}$

1. In 2002, the NHA proposes no changest othe 5 Year Plan, and affirms its commitment to continue to try to achieve the goals stated init.

2. The NHA will not pursue the Family Self Sufficiency Program, a strategy contained in the 2001 Annual Plan, becau sethesize of our Authority precludes participation without funding to cover the costs.

IIAchievementsin2001

1.During2001theNHAsuccessfullyobtainedanadditional50Section8Vouchersthroughan applicationtotheFareShareNOFA.TheNHAwilln otattempttoobtainadditionalSection8 Vouchersin2002.

2. The goal of increasing the Section 8 FMR was partially met when an exception rent of 118.9% of FMR was allowed by HUD, as of January 2002. NHA will continue its efforts in cooperation with the Amherst Housing Authority and others, to separate the FMR's formearby

towns from the unrealistically low FMR for the Spring field Metropolitan Area.

3. The effort to preserve affordable housing in the Cityhas continued. In July the NHAB oard approved a decision to use the power of eminent domain if necessary to preserve apotential expiring use purchase of over 200 units of housing at the Mead ow brook apartments.

4. During the summer of 2001, an ewLease, PetPolicy, and Grievance Procedure were propo and discussed with public housing residents, and ultimately approved by the Board. The Lease was translated into Spanish by the translations ervice at the University of Massachusetts.

5.In2001theNHAre -authorizedtwopermissiveincomedeductions, firstadoptedinthe2000 AnnualPlan.Oneexcludesincomeearnedthroughparttimeworkbyafulltimestudent.The otherexcludestheamountspent,above3%ofannualincome,formedicalinsuranceandoutof pocketmedicalexpenses.ThisyeartheNHApla nstopreservethesedeductions,butnottoadd anynewones.

6. Using assistance from the City's CDBG fund as well as private fund raising, additional improvements were made on the play ground at the Florence Heights family development.

7. Allwindows at the McDonald House (elderly/disabled) we rereplaced. At Florence Heights the basement windows we rereplaced, both in accordance with the Capital Plan.

IIIInitiativesfor2002.

1.WiththesubmissionofthisPlan,theNHAproposestouseupto20% of it sSection8V oucher authorizationtoestablishProjectBasedassistanceforunitsofexistinghousing.Thiswouldserve twogoals:increasetheutilizationratefortheSection8Programandhelpsubsidizeexistinglow incomehousing inthearea.

Inrecen tyears, manyunits of low rentapartments have been upgraded for rental at higher levels, while a large multi - family development has paid off its subsidized mortgage, and another one proposes to do the same. Unfortunately, at the same time, only as mall rickle of new affordable units have been constructed or are in the planning stage. NHA believes the use of Project Based Section 8 capacity will helps low the loss of affordable units, at the same time the NHA is in the process of using land granted by the State for new construction of affordable units. See Housing Needs section, p. 6 for more details.

AnnualPlanTableofContents , [24CFRPart903.79(r)]

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ttachments		

At

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A,B, Redutted Attachment is provided as a SEPARATE files ubmission from the PHAPlans file, provide the file name in parentheses in the space to the right of the title. (N/A) the right of the title. (N/A) X (AttachmentA) FY2002 Capital FundProgram A nnual Statement (ma026a0) (AttachmentA)FY2002CapitalFundProgramA nnualStatement(ma026a01) Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAsthatare

troubledoratriskofbeingdesignatedtroubledONLY)

X Other:(AttachmentC)CapitalFundProgramTables(ma026c01)

OptionalAttachme nts:

- (AttachmentB)FiveYearActionPlanforCapitalFunds(ma026b01) Х
- (AttachmentD)CapitalInventoryandReplacementPriority Х

X (AttachmentE)CommentsofResidentAdvisoryBoardorBoards,andNHAResponses

- PublicHousingDrugEliminationP rogram(PHDEP)Plan
- Х Other:(AttachmentF)AnnualAudit
- Х Other:(AttachmentG)RevisedACOPandSection8AdministrationPlan
- Х Other:(AttachmentH)FollowupPlanforResidentSatisfactionSurvey

NOTE: OnlyAttachmentsA,B,andCwillbesubmitted electronically .Allotherswillbe submittedtotheRegionalOfficewithpapercopyofthePlan.

SupportingDocumentsAvailableforReview

11 0		
Indicatewhic	hdocumentsareavailableforpublicreviewbyplacingamarki nt	he"Applicable&On
Display"colu	mnintheappropriaterows. All listed ocuments must be on tisplay if apporting Documents Available for Received and the second seco	icabletothe
Applicable	SupportingDocument	ApplicablePlanComponent
&		
OnDis -		
play		

Applicable & OnDis - play	SupportingDocument	ApplicablePlanComponen		
Х	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnual Plans		
Х	State/LocalGovernmentCertificationofConsistencywiththe ConsolidatedPlan	5YearandAnnualPlans		
Х	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprogramsor proposedprograms,identifiedanyimpedime ntstofairhous ing choiceinthoseprograms,addressedorisaddressingthose impedimentsinareasonablefashioninviewoftheresources available,andworkedorisworkingwithlocaljurisdictionsto implementanyofthejurisdictions'initiativesto affirmatively furtherfairhousingthatrequirethePHA'sinvolvement.	5YearandAnnualPlans		
N/A	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI)))andanya dditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds		
N/A	Mostrecentboard -approvedoperatingbudgetforthepublic housingprogram	AnnualPlan: FinancialResources;		
Х	PublicHousingAdmissions and(Continued)OccupancyPolicy (A&O),whichincludestheTenantSelectionandAs signment Plan[TSAP]	AnnualPlan:Eligibility,Selec - tion,andAdmissionsPolicies		
Х	Section8AdministrativePlan	AnnualPlan:Eligibility,Selec - tion,andAdmiss ionsPolicies		
N/A	PublicHousingDeconcentrationandIncomeMixingDocu mentation: 1.PHAboardcertificationsofcompliancewithdeconcentra requirements(section16(a)oftheUSHousingActof1937,as implementedinthe2/18/ 99QualityHousinga ndWork ResponsibilityActInitialGuidance;Notice andanyfurther HUDguidance)and 2.Documentationoftherequireddeconcentrationandincome mixinganalysis	AnnualPlan:Eligibility,Selec - tion,andAdmissionsPolicies		
Х	Publichousingrentdete rminationpolicies,includingthe methodologyforsettingpublichousingflatrents XcheckhereifincludedinthepublichousingA&OPolicy	AnnualPlan:RentDetermina - tion		
Х	Scheduleofflatrentsofferedateachpublichousingdevelop - ment Xch eckhereifincludedinthepublichousingA&OPolicy	AnnualPlan:RentDetermina - tion		
Х	Section8rentdetermination(paymentstandard)policies checkhereifincludedinSection8AdministrativePlan	AnnualPlan:RentDetermina - tion		
N/A	Publichousingmanagementandmaintenancepolicydocu - ments,includingpoliciesforthepreventionoreradicationof	AnnualPlan:Operationsand Maintenance		

Applicable & OnDis - play	SupportingDocument	ApplicablePlanComponent		
	check hereifincludedinthepublichousing A&OPolicy	dures		
Х	Section8informalreviewandhearingprocedures checkhereifincludedinSection8AdministrativePlan	AnnualPlan:GrievanceProce - dures		
Х	TheHUD -approvedCapitalFund/ComprehensiveGrantPro - gramAnnualStatement(HUD52837)fortheactivegrantyear	AnnualPlan:CapitalNeeds		
N/A	MostrecentCIAPBudget/ProgressReport(HUD52825)for anyactiveCIAPgrant	AnnualPlan:CapitalNeeds		
N/A	Most recent, approved5YearActionPlanfortheCapital Fund/ComprehensiveGrantProgram, if not included as an attachment (provided at PHA option)	AnnualPlan:CapitalNeeds		
N/A	ApprovedHOPEVIapplicationsor, if more recent, approved or submittedHOP EVIRevitalizationPlansor any other ap proved proposal for development of public housing	AnnualPlan:CapitalNeeds		
N/A	Approvedorsubmittedapplicationsfordemolitionand/or dispositionofpublichousing	AnnualPlan:Demolitionand Disposition		
N/A	Approvedorsubmittedapplicationsfordesignationofpublic housing(DesignatedHousingPlans)	AnnualPlan:Designationof PublicHousing		
N/A	Approvedorsubmittedassessmentsofreasonablerevitaliza - tionofpublichousingandapprovedors ubmittedconversion planspreparedpursuanttosection2020fthe1996HUD AppropriationsAct	AnnualPlan:Conversionof PublicHousing		
N/A	Approvedorsubmittedpublichousinghomeownershippro - grams/plans	AnnualPlan:Homeownership		
N/A	PoliciesgoverninganySection8Homeownershipprogram checkhereifincludedintheSection8AdministrativePlan	AnnualPlan:Homeownership		
N/A	AnycooperativeagreementbetweenthePHA and the TANF agency	AnnualPlan:CommunitySer - vice&Self -Sufficiency		
N/A	FSSActionPlan/sforpublichousingand/orSection8	AnnualPlan:CommunitySer - vice&Self -Sufficiency		
N/A	Mostrecentself -sufficiency(ED/SS,TOPorROSSorother residentservicesgrant)grantprogramreports	AnnualPlan:Commu nitySer - vice&Self -Sufficiency		
N/A	ThemostrecentPublicHousingDrugEliminationProgram (PHEDEP)semi -annualperformancereportforanyopengrant andmostrecentlysubmittedPHDEPapplication(PHDEP Plan)	AnnualPlan:SafetyandCrime Prevention		
X	ThemostrecentfiscalyearauditofthePHAconductedunder section5(h)(2)oftheU.S.HousingActof1937(42U.S.C. 1437c(h)),theresultsofthatauditandthePHA'sresponseto anyfindings	AnnualPlan:AnnualAudit		
N/A	TroubledPHAs:M OA/RecoveryPlan	TroubledPHAs		
	Othersupportingdocuments(optional) (listindividually;useasmanylinesasnecessary)	(specifyasneeded)		

<u>1.StatementofHousingNeeds</u>, [24CFRPart903.79(a)]

Basedupontheinformatic					•	sdiction,and	/or
otherdataavailabletotheF completingthefollowingt renterfamiliesthathaveho	PHA.provide Housing table.Inthe Cousingneeds.	astatementer Needsoff Overall Need For there	ithehousingn amiliesint Iscolumn pro family fy inamingcha	eedsintheiur heJurisdi ovidetheestin acteristics.ra	isdictionby ction natednumbe atetheimpact	rof tofthatfactor	
o FthphilysTyppe edsforea impact."UseN/Atoindica	chfamilytype	,froffo1405,v	ither the second states in the second s	oinapater"and	5beingsisev		Location
Income<=30% ofAMI	780	5	4	1	2	2	1
Income>30%but <=50%ofAMI	564	5	5	1	4	2	1
Income>50%but <80%ofAMI	436	4	4	1	4	2	1
Elderly	361	3	1	1	1	1	1
Familieswith Disabilities	N/A						
White -number disproportionateneed	1853	4	4	1	N/A	N/A	N/A
Black -number disproportionateneed	39	4	4	1	N/A	N/A	N/A
Hispanic - number disproportionateneed	93	5	4	1	N/A	N/A	N/A
Other -number disproportionateneed	51	4	4	1	N/A	N/A	N/A

A. Housing Needs of Families in the Jur is diction/s Served by the PHA

WhatsourcesofinformationdidthePHAusetoconduct materialsmustbemadeavailableforpublicinspection.)

this analysis? (Check all that apply; all

- X ConsolidatedPlanoftheJurisdiction/s Indicateyear:2000
- X U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy("CHAS")Dataset
- X AmericanHousingSurveydata Indicateyear:1990
- X Otherhousingmarketstudy Indicateyear:1998 -NHARentComparabilityStudy 1999- TheMontagueGroupRentComparabilityStudy

X Othersources: NorthamptonHousingAuthorityWaitingLists -2000- 1;NorthamptonDistrictCourt -EvictionActionsfiled1997 -00;InterviewwithdirectoroftheStavrosCenter.Additional SourcesusedfortheNarrativeofHousingNeedswere:Analysisof"StateofthePioneer

Valley"reportbythePioneerValleyPl anningCom mission;HUDOfficeofFederal HousingEnterpriseOversight -"HousePriceIn dex";CoalitionofAffordableRental HousinganalysisofFHAinsurancedata;CityofNorthamp tonPlanningDepartment publication"Northamp ton'sHousingAffordabili tyGap".

NARRATIVE-HOUSINGNEEDSINTHEJURISDICTION

Byutilizing the sources cited above, theneeds factors were determined with the following explanations:

Affordability -Basedonexistingpreferencecategoriesand1990censusdataaffordability seemstohaveitsmostsignificantimpactintheVeryLowIncomecategory,withonlymoderate impactforelderlyfamilies.Thedistinctionbetweenafourandafiveissubtlebutdiscernable TheproblemiscompoundedbythemarketrentswhichareabovetheF MR,anda"hot"rental market.

Supply - The City's low vacancy rate is responsible for a major short age of a ffor dable housing supply. Recentloss of ``expiring use'' development magnifies the problem.

Quality -TheverygoodconditionoftheCity'ssubsidi zedhousingstockcombinedwithan extremelysmallnumberofSanitaryCodeviolations,isresponsibleforthedeterminationthat housingqualityplaysno,orverylittle,roleinhousingneeds.

Accessibility - Alowsupplyofmarketrateunits, combined w ith the broad definition of disability, creates the rating for this category. Low supply for people with mobility impairments

Size -Fewreportsofunder -housedfamiliesandtheavailabilityoflargerunits.

Location -Lackofconcentrationoflowincom eneighborhoods(withtheexceptionofthose withsubsidizedapartmentcomplexes),andalackofcrime -intensive-neighborhoodsintheCity. Fewaffordableunitsinoutlying,moreruralsectionsoftheCitywithoutavailabilityofpublic Voucherprogramho usingsupplyspreadthroughouttheCity.Locationseenasmorecrucialto thosewithdisabilities.

Racialdisparity -1990Censusfiguresindicateaspreadof+5% betweenhousingneedsfor Hispanicfamiliesandtheoverallneedsofthepopulationset, a figurenotexceedingthe allowabledisparity.

Toalargedegree,Northampton'ssuccessasadiverse,economicallyvibrant,safe,caringand well-managedsmallcityiscauseformuchofthehousingneedsfacedbylow -incomefamilies and individual shere.

TheCityhasutilizedFederal,Stateandlocalresourcestocreateanimpressiveassortmentof housingprogramsforeligiblefamilies,andtheseprograms -manyofwhicharetheonlyonesof

theirkindintheimmediatearea -haveattractedmoreneedyfamil ieswhoattempttosolvetheir housingneedsinNorthampton.Forexample,theCityprovideslocalresourcesforawinter season"cotshelter"whichservesindividualsfromtheregion,fundshousingsearchand landlord-tenantmediationprograms,assistsfi xed-incomeelderswithahomerepairprogram,and providessubsidiesforfamilieslivinginapre -paidexpiringusedevelopment.Asanother example,Northampton'sHousingPartnershiphasprovidedresourcestorenovate,andreturnto themarket,affordable rentalstock,includingSROhousing.TheValleyCommunity DevelopmentCorpora tionsponsorscounseling,andprovidesdownpaymentassistancetofirst timehomebuyers.

AsthehometotheformerNorthamptonStateHospital(NSH),andthelocusformostof the communitybasedmentalhealthprogramsinthearea,housingneedsaremagnifiedforthis population.Fully45% ofthe450"elderly" apartmentsrentedbytheNHA arerentedtoa youngerdisabledpopulation.Additionally,adisproportionatenumberofr esidentsofboththe GroveSt.Inn,ayear roundhomelessshelter,andthecotshelterprogram,areextremelyyoung, mostformerclientsoftheDepartmentofYouthServicesortheDepartmentofSocialServices, manywithsubstanceabusehistories.Onlyw ithextensiveandon -goingcounseling,treatment andskillstraining,willthisneedypopulationtrulyfitintoexistingpermanenthousingprograms.

Northamptonprovides the urbanlife for the 5 College community (of U.Mass, Smith College, Mt.HolyokeCo llege, HampshireCollege and AmherstCollege) and its more than 15,000 off - campusstudents. Withit's nightlife and safe streets, Northampton has become attractive to this population, which is able to pool resources to rentlarge numbers of local apartments, thus creating a demand which raises rents greater than those which working families can afford (and which exceed FMR's for the City, which is lumped in with the lower priced Spring field MSA, located 25 miles away).

Northampton'slackofsupplyofaffo rdablehousingismagnifiedbythedemandforit;a demandbasedontheCity'sreputationforgoodschools,aswellasitsproximitytotheVA MedicalCenter,itsmentalhealthservices,andnotorietyasacommunitywhichoffersshelter servicesnotavaila bleinotherlocalcommunities,andasacommunitywhichvaluesthediversity ofitspopulation.Thesuccessofthelocaleconomy,andtheservicesectorjobsithasspawned, hasledtoemploymentopportunity,buthousingopportunity,especiallyforlow -skilledworkers, lagsdangerouslyinsomemeasurebecause,forthemostpart,theCityhasbeenbuiltout,but moreominouslybecauseofthefailureoffederalandstatepoliciestoprovideforthepreservation ofexistinghousingstock,and/orthefinancin gornewaffordablehousing.

TheCityisinneedofbothpreservingexistingsubsidizedhousingandcreatingnewhousing developmentforlow -incomefamilies,includingtransitionalhousingforsingleindividualswith essentialmentalhealthorsubstancea buseneeds.Inherentinthecreationofadditional transitionalhousingistheneedforthemulti -facetedservicesneededtoensurethatthishousing is,infact,transitional.Localandstateresourceshavebeenmadeavailabletoaddressthese concerns,butwithoutsignificantFederalinvolvementintheformoftaxincentivesforprivate housingcreation -andsocialandhumanservicestoaddressdeep -rootedsocialproblemsfaced byparticipants -Northamptonwillcontinuetobeanattractivevictimofi tsownsuccess, scratchingthesurfaceofitsneedforaffordablehousingwhileotherareacommunitieswithless willdolittletoattempttosolveorevenrecognizetheproblem.

Northamptoncannotprovideadequate,affordablehousingforitsresidents. Asaresult,the NorthamptonHousingAuthoritydeterminesthatanaffordablehousingemergencyexistsin Northampton.Thisemergencyisverifiedbymultipledatasources,andthethreatcausedbythe emergencytakesseveralformsincluding:

thecontinued threatofpre -paymentofexpiringuse236developmentsintheCityandregion, theusebyHUDofaninaccurateandunreliableFMRfortheNHA'sjurisdictionwhichis weighted -infact, the Springfield MSA was one of only five in the country to have its FM R's loweredin2000 --bylow -rentapartmentsinthelargerurbancoreoftheMSA, regionaldata which shows that despite a relatively strong economy interms of unemployment statistics, thepovertyrateintheregionhasincreased40% between 1989 and 19 97.creatingagrowinggap betweenthe"haves" and the "have -nots"whichisonlyexacerbatedbyescalatingrents. StatewidedatashowinghomepricesinMassachusettsincreasing52% since1995 makingit virtuallyimpossibleforamoderateincomeworkingfam ilytotakethefirststeptohome ownership, and leading to Governor Celluccide claring the lack of affordable housing a "crisis"-,nationaldataindicatingthatthegrowthinnewmulti -familyhousingutilizingFHA mortgageinsuranceprogramswasnon -existentduringcalendaryear2000.

TheAnnualPlancallsfortheNHAtotakeseveralsignificantstepsinthenearfuture.First, theNHAwillseektoincreaseFMR'sabovetheircurrentlevel,whileatthesametimecontinuing toworkwithothersimilarly -affectedcommunitiestobere -classifiedfromtheSpringfieldMSA. In2000,HUDreducedtheFMR'sforNorthampton(theSpringfieldMSA)by3%.Atthesame timeHUDdidnotgranta50% percentileexceptioninanyMSAinMassachusetts,despite rapidlyrisin grents.

ThereducedFMR'shaveadevastatingimpactontheabilityofnewSection8participantsto findeligiblehousinginNorthampton,andexistingparticipantstofinddifferenthousingin Northamptonandthenorthernsub -regionoftheMSA.Additio nally,webelievethatthereduced FMR'shaveanegativeimpactonthedesireofownersof"expiringuse"developmentsto preserveequalaffordability,afterrefinancing,byutilizingany"markuptomarket"components oftheirrefinancingoptions.Theef fectoftheimplementationofthenewFMR'shasbeen,based onwherenewvoucherholdersarefindinghousing,tofurtherconcentratepovertyinthesouthern sub-regionoftheMSA,thuscontradictingHUDpolicyestablishedbyCongressionalmandatein QHWRA.

The current reduced FMR's fly in the face of what we know about rents in the Northampton - Easthampton area (the NHA's jurisdiction) the availability of Section 8 - eligible housing here, and the actual experience of Section 8 participants seeking eligible housing. That knowledge is bolstered by a Rent Reasonable ness survey conducted in 1999, an informal market survey conducted in 2000, and conversations with a real and lords.

TheSpringfieldMSAconsistsoftwodistinctgeographicalsub -regions.Thefirst consistsof

NorthamptonHousingAuthority

theCityofSpringfieldandsurroundingcommunitiesincludingthecitiesofChicopeeandHoly - oke.Thisfirstsub -regionispredominatedbytheheavily -populatedurbancoreofthesecities, whererentsare,indeed,atthelevelssuggestedbyt heproposedFMR's.Thesecondsub -region withintheMSAiscomprisedofcommunitiesnorthoftheHolyokeMountainRange,inHamp - shireandFranklinCounties,consisting,inpart,oftheCityofNorthampton,andthetownsof AmherstEasthampton,Hadley,Su nderlandandWilliamsburg.Thissub -regioniscomprisedof smaller,lessdensecommunities.Rentsinthesecommunities,whichencompassour jurisdictionalarea,exceedtheFMR's.

NHAanalysisofHUD'sJanuary2000RandomDigitDialing(RDD)survey,whi chformed thebasisofthecurrentFMR's,indicatesthatthesampleweightofsurveysfromthefirstsub - region -whererentsarelower -dragdowntheFMR'sforthewholeMSA,withdramaticimpact onthenorthernsub region,includingthetownsofNorthampt on,Amherst,Sunderland,where rentsarehigher.

 $The data shows the average two bedroom gross rent in the Spring field sub -region is $619; the 40^{th} percentile rent is $582. The average two bedroom gross rent in the Northampton sub -region is $754; the 40^{th} percentile rent is $717.$

TheNorthamptonHousingAuthorityhasalsowitnessedadramaticrecentincreaseinrentsin it'sjurisdictionalcommunityofEasthampton,combinedwithanequallydramatic,andcausal, decreaseinavailableSection8 -eligibleh ousingsupplyinNorthampton.For,example,new voucherholdersarefindinggreatdifficultyinsecureeligiblehousingintheCityofNorthamp ton, andthisfactformsthebasisforourappealingtoHUDtogranta"successRate"payment standardexceptio n,abovethecurrent110% paymentstandard.InJanuary,2002,HUDallowed anincreaseto118.9%.

AnotherfactorfacedbyeligiblefamiliesistheextremelylowvacancyrateinNorthampton, currentlylessthan2%.Thislowvacancyratecontributestohigh errents,rentswhichareoutof thereachofSection8participantsduetolowFMR'S.

AfurtherfactorfacedbySection8participantsseekinghousinginthenorthernsub -regionis competitionwithcollegestudentsfromtheFiveCollegecommunity,where fully14,000area collegestudentslivingoff -campuscompeteforscarcehousingresourcesagainstworkingrelies. Thesestudentsoftenusetheirsharedincomecapacitytomeethigherhousingcosts,whereas Section8familiesarelimitedbytheExtremely -LowandVeryLowIncomeguidelinesofHUD.

TheNHAbelievesthattheFMR'sfortheSpringfieldMSAarenotanaccuratereflectionof theactualrentsinthenorthernsub -regionoftheMSA.Wewillcontinuetorequestthatthe SpringfieldMSAbere -definedtomeetmoreaccuraterentalpatternsforthenorthernsub -region, whererentsarehigher.ThiswillhelpaccomplishHUDcompliancewithdeconcentra tionof povertymandates,andiscrucialforustocomplywiththe75%ExtremelyLowIncomeissuance guidelines. Inconclusion, and as the NHA begins the process of developing housing on property at the NSH granted it by the State Legislature, steps must be taken to address the community housing need. That solution lies with both public sector housing development, and private sector housing development and housing preservation for our eligible populations. A further loss of expiring - use housing in the Community, and in the region, cannot be replaced by any development the NHA could construct, or any that is contemplated or encouraged by federal housing policies.

ThefactthattheCityofNorthampton,inpartnershipwiththeNHA,isoneofthefew CommunitiesinMassachusettstoexceed10% affordabilityinitshousingstockdemonstratesit's commitmentto creatinganeconomicallydiversecommunity.In2000,recognizingthegravityof thehousingcrisisinMassachusetts,theCommonwealthcreatedanAffordableHousingTrust Fundtoprovidecommunitiesandagencieswithfinancialresourcesneededtopreserve andbuild affordablehousing.BydeterminingthatoursituationinNorthamptonisanemergency,wehope tocallattentiontothevastneedswefaceinprovidingforthosefamilieswhocallNorthampton home,whoserviceourlocaleconomy,andprovidedive rsitytoourCommunity.

HousingNeedsofFamiliesonthePublicHousingandSection8Tenant -Based AssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtypeof PHA -widewaitinglistadministeredbythePHA. PHAsmayprovideseparatetablesforsite -based orsub -jurisdictionalpublichousin gwaitinglistsattheiroption.

HousingNeedsofFamiliesontheSection8WaitingList

Waitinglisttype:(selectone)

_X_Section8tenant -basedassis tance

____PublicHousing

CombinedSection8andPublicHousing

____PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)

If used, identify which development/sub -jurisdiction:

	#of families	%oftotal families	AnnualTu rnover
Waitinglisttotal	452	Tainines	15
Extremelylowincome ≤30% AMI	323	71%	
Verylowincome (>30%but ≤50%AMI)	119	26%	
Lowincome (>50%but<80%AMI)	10	2%	
Familieswithchildren	301	67%	
Elderlyfamilies	14	3%	
Familiesw ithDisabilities	148	33%	
Race/ethnicity -White	222	49%	
Race/ethnicity -Black	50	11%	
Race/ethnicity -Hispanic	161	36%	
Race/ethnicity -Asian	13	3%	
Race/ethnicity -American Indian	4	<1%	
Race/ethnicity -other	2	<1%	
Isthewaitinglistclosed(selectone) Ifyes: Howlonghasitbeenclosed?13mor DoesthePHAexpecttoreopenthel	nths	nyear? N	

DoesthePHApermitspecify	icca	tegoriesoffamiliesontothewaitinglist,evenif
generallyclosed? No		

Housing Needs of Families on the Public Housing Waiting List				
Waitinglisttype:(selector Section8tenant XPublicHousing CombinedSecti o PublicHousingSite Ifused,identifyw	basedassista n8andPubli e -Basedor	cHousing rsub -jurisdict	ionalwaitinglist(o jurisdiction:	ptional)
		#of families	%oftotal families	AnnualTurnover
Waitinglisttotal		142		16
Extremelylowincome AMI	≤30%	92	64%	
Verylowincome (>30%but ≤50%AMI)		36	25%	
Lowincome (>50%but<80%AMI)		14	10%	
Familieswithchildren		76	54%	
Elderlyfamilies		11	8%	
FamilieswithDisabilitie	s	46	32%	
Race/ethnicity -White		73	51%	
Race/ethnicity -Black		16	11%	
Race/ethnicity -Hispan	ic	48	34%	
Race/ethnicity -other		5	6%	
Characteristicsby BedroomSize(Pub - licHousingOnly)				AnnualTurnover
1BR	42		30%	8
2BR	60		42%	4
3BR	31		22%	3
4BR	9		6%	1
5+BR				
Isthewaitinglistclosed(s Ifyes: Howlonghasitbeenclose	,	No		

DoesthePHAexpecttoreopenthelistinthePHAPlanyear?N/A DoesthePHApermitspecificcategoriesoffamili esontothewaitinglist,evenif generallyclosed?N/A

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe (i)Strategies on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons for Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwi thinits currentresourcesby:

Selectallthatapply

- X Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublic housingunitsoff -line
- _____ Reduceturnovertimeforvacatedpublichousingunits
- _____ Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- _____ Seekreplacementofpublichousingunitslosttotheinventorythroughsection8replace menthousingresources
- X Maintainorincreasesection8le ase-upratesbyestablishingpaymentstandardsthatwill enablefamiliestorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassistedbythe PHA,regardlessofunitsizerequired
- _____ Maintaino rincreasesection8lease -upratesbymarketingtheprogramtoowners,particu larlythoseoutsideofareasofminorityandpovertyconcentration
- <u>Maintainorincreasesection8lease</u> -upratesbyeffectivelyscreeningSection8applicants toincrease owneracceptanceofprogram
- X ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwith broadercommunitystrategies

____ Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- _____ Applyforaddi tionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationofmixed financehousing
- X PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- X Other:
 - 1. Continue process of developing affordable housing on land granted by State.

2.Continueefforttopreserveaffordabilityatexpiringuse,multi -familydevelopments(see ExecutiveSummary,p.1.)

Need:SpecificFamilyTypes:Familiesatorbel ow30%ofmedian

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

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30% of AMI inpublic housing
- ExceedHUDfederaltargetingrequirementsforfamili esatorbelow30% of AMI intenant based section 8 assistance
- _____ Employadmissionspreferencesaimedatfamilieswitheconomichardships
- X Adoptrentpoliciestosupportandencouragework

Need:SpecificFamilyTypes:Familiesatorbelow50%ofme dian

Strategy1:Targetavailableassistancetofamiliesatorbelow50% of AMI

Selectallthatapply

- ____ Employadmissionspreferencesaimedatfamilieswhoareworking
- ____ Adoptrentpoliciestosupportandencouragework
- ____ Other:(listbelow)

B. Need:Specific FamilyTypes:TheElderly

Strategy1:Targetavailableassistancetotheelderly:

Selectallthatapply

- _____ Seekdesignationofpublichousingfortheelderly
- _____ Applyforspecial -purposevoucherstargetedtotheel derly, should they become available
- ____ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1:TargetavailableassistancetoFamilieswithDisabiliti es:

 Selectallthatapply

 Seekdesignationofpublichousingforfamilieswithdisabilities

 X
 Carryoutthemodificationsneededinpublichousingbasedonthesection504Needs

 AssessmentforPublicHousing

 Applyforspecial -purposevoucherstargetedtofamili eswithdisabilities,shouldthey

 becomeavailable

 Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswithdisabilities

 Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousingnee ds

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesandethnicities withdisproportionateneeds:

Selectifapplicable

Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousingneeds
 Other:(listbelow)

Strategy2:C onductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyorminority concentrationandassistthemtolocatethoseunits
- _____ Marketthesection8programtoownersoutside of areasof poverty/minorityconcentra tions

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

X Improvequalityofconsumerrelationsbystafftrainingandimprovingcommunicationswith residents.

(2)ReasonsforSelectingStrategie s

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

- X Fundingconstraints
- X Staffingconstraints
- X Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingne edsaremetbyotherorganizationsinthecommunity
- X EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandotherinformation availabletothePHA
- X InfluenceofthehousingmarketonPHAprograms
- _____ Communityprioritiesregardinghou singassistance
- X Resultsofconsultationwithlocalorstategovernment
- X ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- X Resultsofconsultationwithadvocacygroups
- ____ Other:(listbelow)

StatementofFinancialResources

[24CFRPart903.79(b)]

List the financial resources that are anticipated to be available to the PHAf or the support of Federal

publichousingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlan year.Note:thetableassumesthatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedonel igiblepurposestmeetscurecordeneetsusessistencednotbestated.Forother					
Social Superior States and States	ch Plainmed\$ atic	n PlannedUses			
publichousingcapitalimprovements.publichousingsafety/security.publi 1. FederalGrants(FY2002grants)	chousingsupport	veservices,			
a) PublicHousingOperatingFund	\$105,732				
b) PublicHousingCapitalFund	\$172,028				
c) HOPEVIRevitalization					

Sources	Planned\$	PlannedUses
d) HOPEVIDemolition		
e) AnnualContributionsforSection8Tenant -Based	\$1,458,599	
Assistance		
f) PublicHousingDrugEliminationProgram(includ -		
inganyTechnicalAssistancefunds)		
g) ResidentOpportunityandS elf-SufficiencyGrants		
h) CommunityDevelopmentBlockGrant		
i) HOME		
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants(unobligat edfundsonly)		
(listbelow)		
3.PublicHousingDwellingRentalIncome	\$261,235	
4.Otherincome (listbelow)		
WasherandDryerproceeds	\$3,878	
InterestonGeneralFundInvestments	\$28,840	
4.Non -federalsources (listbelow)		
Totalresources	\$2,030,312	

3.PHAPolicies GoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

NOTE: A copy of the Admissions and Continued Occupancy Planhas been submitted to the Regional Office.

A.PublicHousing

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

(1)Eligibility

- a.WhendoesthePHAverifyeligibi lityforadmissiontopublichousing?(selectallthatapply)
- X Whenfamiliesarewithinacertainnumberofbeingofferedaunit:5
- X Whenfamiliesarewithinacertaintimeofbeingofferedaunit:3months
- X Other:Verifyinitialeligibilityuponreceip tofapplication;updateverificationthroughout periodapplicantisonwaitinglist.

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmission topublichousing(selectallthatapply)?

- X CriminalorDrug -relatedact ivity
- X Rentalhistory
- X Housekeeping
- X OtherMayinstitutecreditchecksiffundingavailable
- c. YesX <u>No</u>:DoesthePHArequestcriminalrecordsfromlocallawenforcementagencies forscreeningpurposes?
- d.X Yes____No:DoesthePHArequestc riminalrecordsfromStatelawenforcementagencies forscreeningpurposes?
- e.X Yes____No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

(2)WaitingListOrganizatio n

a. Which methods does the PHA plantous eto organize its public housing waiting list (select all that apply)

- X Community-widelist
- _____ Sub-jurisdictionallists
- _____ Site-basedwaitinglists
- ____ Other(describe)

b.Wheremayinterestedpersonsappl yforadmissiontopublichousing?

- X PHAmainadministrativeoffice
- _____ PHAdevelopmentsitemanagementoffice

c.IfthePHAplanstooperateoneormoresite eachofthefollowingquestions;ifnot,ski ptosubsection(**3**)Assignment

1. Howmanysite -basedwaitinglists will the PHA operate in the coming year?

2. Yes No:AreanyorallofthePHA'ssite -basedwaitinglistsnewfortheupcoming year(thatis,theyarenotpartofapreviously -HUD-approvedsitebasedwaitinglistplan)? Ifyes,howmanylists?

3. Yes No: Mayfamilies be on more than one list simultaneously Ifyes, 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)?

- ____PHAmainadministrativeoffice
- ____AllPHAdevelopmentmanagementoffices

___Managementofficesatdevelopmentswithsite -basedwaitinglists

___Atthedevelopmenttowhichtheywo uldliketoapply

____Other(listbelow)

(3)Assignment

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

X One

____ Two

____ ThreeorMore

 $b.X \quad Yes__No: Is this policy consistent across all waiting list types?$

c.Ifanswertobisno,listvariationsforanyotherthantheprimarypublichousingwaitinglist/s forthePHA:

(4)AdmissionsPreferences

a.Incometargeting:

YesX No:Doesthe PHAplantoexceedthefederaltargetingrequirementsbytargeting morethan40% of all new admissions to public housing to families at or below 30% of median area income?

b.Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernew admissions?(listbelow)

- X Emergencies
- X Overhoused
- X Underhoused
- X Medicaljustification
- X AdministrativereasonsdeterminedbythePHA(e.g.,topermitmodernizationwork) ______Residentchoice:(statecircumstancesbelow)

c. Preferences

1.X Yes____No:HasthePHAestablishedpreferencesforadmissiontopublichousing(other thandateandtimeofapplication)?(If"no"isselected,skiptosubsection (5)Occupancy)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemplo yinthecoming year?(selectallthatapplyfromeitherformerFederalpreferencesorotherpreferences)

FormerFederalpreferences:

- _____ InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing
- ____ Owner,Inaccessibility,PropertyDisp osition)

_____ Victimsofdomesticviolence

- _____ Substandardhousing
- ____ Homelessness
- _____ Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- _____ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- _____ Veteransandveterans' families
- X Residentswholiveand/orworkinthejurisdiction
- _____ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- _____ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- _____ Householdsthatcontributetomeetingincomerequirements(targeting)
- _____ Those previously enrolled ineducational, training, or upward mobility programs
- _____ Victimsofreprisalsorhatecrimes
- ____ Otherpreference(s)(listbelow)

3.If the PHAw illemployadmissions 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 soon. If you give equal weight to one or more of the sechoices (either throug hand by both 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.

____ DateandTime

FormerFederalpreferences:

- _____ InvoluntaryDisplacement(Disaster,Governmen tAction,ActionofHousing
- _____ Owner,Inaccessibility,PropertyDisposition)
- _____ Victimsofdomesticviolence
- _____ Substandardhousing
- ____ Homelessness
- ____ Highrentburden

Otherpreferences(selectallthatapply)

- _____ Workingfamiliesandthoseun abletoworkbecauseofageordisability
- _____ Veteransandveterans' families
- 1 Residentswholiveand/orworkinthejurisdiction
- _____ Those enrolled currently ineducational, training, or upward mobility programs
- _____ Householdsthatcontributetom eetingincomegoals(broadrangeofincomes)
- _____ Householdsthatcontributetomeetingincomerequirements(targeting)
- _____ Those previously enrolled ineducational, training, or upward mobility programs
- _____ Victimsofreprisalsorhatecrimes
- ____ Otherpreference(s)(listbelow)

4. Relationship of preferences to income targeting requirements:

ThePHAappliespreferences within incometiers

X Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeetincome targetingrequi rements

(5)Occupancy

a. What reference materials can applicants and resident sus eto obtain information about the rules of occupancy of public housing (select all that apply)

- X ThePHA -residentlease
- X ThePHA'sAdmissionsand(Continued)Occupancyp olicy
- X PHAbriefingseminarsorwrittenmaterials
- ____ Othersource(list)

b. How of ten must resident snotify the PHA of changes in family composition? (select all that apply)

Atanannualreexaminationandleaserenewal

X Anytimefamilycompo sitionchanges

_____ Atfamilyrequestforrevision

____ Other(list)

(6) DeconcentrationandIncomeMixing

a. Yes No:DidthePHA's analysisofitsfamily(generaloccupancy)developmentsto determineconcentrationsofpovertyindicatetheneedformeasurestopromotedeconcentra tion ofpovertyorincomemixing?

b. Yes No:DidthePHAadoptanychangestoits **admissionspol icies**basedonthe resultsoftherequiredanalysisoftheneedtopromotedeconcentrationofpovertyortoassure incomemixing?

c. If the answer to bwasyes, what changes we read opted? (select all that apply)

_____ Adoptionofsite basedwaitinglists

_____ Ifselected,listtargeteddevelopmentsbelow:

_____ Employingwaitinglist"skipping"toachievedeconcentrationofpovertyorincomemixing goalsattargeteddevelopments

Ifselected, listtargeteddevelopments below:

____ Employingnewadmission preferencesattargeteddevelopments Ifselected,listtargeteddevelopmentsbelow:

___ Other(listpoliciesanddevelopmentstargetedbelow)

d.___Yes___No:DidthePHAadoptanychangesto **other**policiesbasedontheresultsof therequired analy sisoftheneedfordeconcentration of poverty and incomemixing?

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

_____ Additionalaffirmativemarketing

_____ Actionstoimprovethemarketabilityofcertaindev elopments

_____ Adoptionoradjustmentofceilingrentsforcertaindevelopments

Adoptionofrentincentivestoencouragedeconcentrationofpovertyandincome -mixing Other(listbelow)

f.Basedontheresultsoftherequiredanalysis,inwhich developmentswillthePHAmake specialeffortstoattractorretainhigher -incomefamilies?(selectallthatapply)

_____ Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts

List(anyapplicable)developmentsbelow:

g.Base dontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHAmake specialeffortstoassureaccessforlower -incomefamilies?(selectallthatapply)

_____ Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts

List(anyapplicable)developmentsbelow:

B.Section8

Exemptions:PHAsthatdonotadministersection8arenotrequiredtocompletesub-component3B.Unlessotherwisespecified,allquestionsinthissectionapplyonlytothetenant-basedsection8assistanceprogram (vouchers, and until completely merged into the voucher program,
Note: A angy of the AdministrativePlanhasbeensubmitted to the Regional Office.

(1)Eligibility

a.WhatistheextentofscreeningconductedbythePHA?(selectallthatapply)

X Criminalor drug-relatedactivityonlytotheextentrequiredbylaworregulation

_____ Criminalanddrug -relatedactivity,moreextensivelythanrequiredbylaworregulation

_____ Moregeneralscreeningthancriminalanddrug -relatedactivity(listfactorsbelow)

____ Other(listbelow)

b. YesX <u>No:</u>DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

c.X Yes___No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpu rposes?

d.X Yes____No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource) e.Indicatewhatkindsofinformationyousharewithprospectivelandlords?(selectallthat apply)

- X Criminalordrug -relatedactivity
- X OtherRecentLandlordAddresses, if requested by prospective landlord

(2)WaitingListOrganization

 a.Withwhichofthefollowingprogramwaitinglistsisthesection8tenant
 -basedassistance

 waitinglist
 merged?(selectallthatapply)

 X
 None

 Federalpublichousing

 Federalmoderaterehabilitation

 Federalproject -basedcertificateprogram

_____ Otherfederalorlocalprogram(listbelow)

b.Wheremayinterestedpersonsapplyforadmissiontosection8tenant -basedassistance? (selectallthatapply)

X PHAmainadministrativeoffice

____ Other(listbelow)

(3)SearchTime

a.X Yes____No:DoesthePHAgiveextensionsonstandard60 -dayperiodtosearchfora unit?

If yes, state circumstances below: Automatic 30 extension upon request; additional 30 day extension if applicant's extenuating circumstances or market conditions warrantit.

(4)AdmissionsPreferences

a.Incometargeting

YesX <u>No</u>:DoesthePHAplantoexceedthefederaltargetingrequirementsbytargeting morethan75% of all new admission stothesection 8 program to families ator below 30% of median area income?

b.Preferences

1.XYes____No:HasthePHAestablishedpreferencesforadmissiontosection8tenant
assistance?(otherthandateandtime of application)(ifno,skiptosubcomponent
Specialpurposesection8assistanceprograms-based
(5)Specialpurposesection8assistanceprograms)

2. Which of the following admission preferences does the PHA plantoem ploy in the coming year? (select all that apply from either former Federal preference esorother preferences) coming

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousingOwner,
 - Inaccessibility, Property Disposition)
- _____ Victimsofdomesticviolence

- _____ Substandardhousing
- ____ Homelessness
- _____ Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- _____ Veteransandveterans' families
- X Residentswholiveand/orworkinyour jurisdiction
- _____ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- _____ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- _____ Householdsthatcontributetomeetingincomerequirements(targeting)
- _____ Those previously enrolled in educational, training, or upward mobility programs
- _____ Victimsofreprisalsorhatecrimes
- ____ Otherpreference(s)(listbelow)

3.If the PHA will employ admission spreferences, please prioritize by placing a "1" in the space that represent syour first priority, a "2" in the box representing your second priority, and soon. If you give equal weight to one or more of the sechoices (either through an absolute hierarchy or through apoint system), place the same numb ernext to each. That means you can use "1" more than once, "2" more than once, etc.

____ DateandTime

FormerFederalpreferences

_____ InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousingOwner, Inaccessibility,PropertyDispositio n)

- _____ Victimsofdomesticviolence
- _____ Substandardhousing
- ____ Homelessness
- _____ Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- _____ Veteransandveterans'famili es
- $1 \ \ Residents wholive and/or work in your jurisdiction$
- _____ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- _____ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- _____ Householdsthatcontribu tetomeetingincomerequirements(targeting)
- _____ Those previously enrolled ineducational, training, or upward mobility programs
- _____ Victimsofreprisalsorhatecrimes
- ____ Otherpreference(s)(listbelow)

4. Amongapplicants on the waiting list with equal preference status, how are applicants selected? (selectone)

- ____ Dateandtimeofapplication
- X Drawing(lottery)orotherrandomchoicetechnique
- 5. If the PHA planstoem ploy preferences for "residents who live and/or work in the jurisdiction" (selectone)
- X ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6. Relationshipofpreferencestoincometargetingrequirements: (selectone)

- ____ ThePHAapp liespreferenceswithinincometiers
- X Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeetincome targetingrequirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerials arethepoliciesgoverningeligibility,selec tion,andadmissionstoanyspecial -purposesection8programadministeredbythePHAcon tained?(selectallthatapply)

- X TheSection8AdministrativePlan
- _____ Briefingsessionsandwrittenmaterials
- ____ Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purposesection8programsto thepublic?

- X Throughpublishednotices
- ____ Other(listbelow)

4.PHARentDeterminationPolicies , [24CFRPart903.79(d)]

A.PublicHous ing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredtocompletesub -component
(1)IncomeBasedRentPolicies

DescribethePHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary (thatis notrequiredbystatuteorregulation) incomedisregardsandexclusions,intheappropriatespaces a Useoful Scretionary policies:(selectone)

_____ ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebasedrentin publichousing.Income -basedrentsaresetatthehigherof30% of adjus tedmonthlyincome, 10% of unadjusted monthlyincome, thewelf are rent, or minimum rent(less HUD mandatory deductions and exclusions). (If selected, skiptosub -component(2)) ---or—

X ThePHAemploysdiscretionarypoliciesfordeterminingincomebase drent(Ifselected, continuetoquestionb.)

b.MinimumRent

- 1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)
- _____ \$0
- _____ \$1-\$25 X \$26-\$50
- 2. YesX <u>No</u>:HasthePHAadoptedanydiscretionaryminimumrenthardshipexemption polites?
- 3.Ifyestoquestion2,listthesepoliciesbelow :
- a. Rentssetatlessthan30%thanadjustedincome
- 1.X Yes____No:DoesthePHAplantochargerentsatafixedamountor percentagelessthan30% of adjusted income?

2. If yesto above, l is the amounts or percentages charged and the circumstances under which these will be used below:

McDonaldHouse:1bedroom,\$583;2bedrooms,\$736 FlorenceHeights:2bedrooms,\$586;3bedrooms,\$734;4bedrooms,\$904

d.Whichofthediscretionary (optional)deductionsand/orexclusionspoliciesdoesthePHA plantoemploy(selectallthatapply)

- _____ Fortheearnedincomeofapreviouslyunemployedhouseholdmember
- _____ Forincreasesinearnedincome
- _____ Fixedamount(otherthangeneralrent -settingpolicy)Ifyes,stateamount/sandcircum stancesbelow:
- _____ Fixedpercentage(otherthangeneralrent -settingpolicy)Ifyes,statepercentage/sand circumstancesbelow:
- ____ Forhouseholdheads
- _____ Forotherfamilymembers
- _____ Fortransportation expenses
- X Forthenon -reimbursedmedicalexpensesofnon -disabledornon -elderlyfamilieswithin guidelinesestablishedinNHADeterminationofRentPolicy
- X Other:

1. Earned in come from ``afterschool" or part time jobs of a family member enrolled as a full time student

2.Incomeofhouseholdmemberslivingoutsidethehomewhileenrolledasfull -time students,orservingintheArmedForces,

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30% of adjusted income)(select one)

- X Yesforalldevelopments Yesbutonlyforsomedevelopments No
- 2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)
- X Foralldevelopments
- _____ Forallgeneraloccupancydevelopments(notelderlyor disabledorelderlyonly)
- _____ Forspecifiedgeneraloccupancydevelopments
- _____ Forcertainpartsofdevelopments;e.g.,thehigh -riseportion
- _____ Forcertainsizeunits;e.g.,largerbedroomsizes
- ____ Other(listbelow)

3. Selectthespaceorspaces thatbestdescribehowyouarriveatceilingrents(selectallthat apply)

- _____ Marketcomparabilitystudy
- X Fairmarketrents(FMR)
- _____ 95thpercentilerents
- X 75percentofoperatingcosts
- _____100percentofoperatingcostsforgeneraloccupancy(f amily)developments
- ____ Operatingcostsplusdebtservice
- _____ The"rentalvalue"oftheunit
- ____ Other(listbelow)

f.Rentre -determinations:

1. Between incomereexaminations, how often must ten ants 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

____ Atfamilyoption

- X Anytimethefamilyexperiencesanincomeincrease
- ____ Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamounto r percentage:(ifselected,specifythreshold)_____
- X Other:anydecreaseinincomeorchangeinfamilycomposition(Allchangesaretobe

reported at the time they occur.)

g. YesX <u>No</u>:DoesthePHAplantoimplementindividualsavingsaccountsfo rresidents (ISA's)asanalternativetotherequired12monthdisallowanceofearnedincome andphasinginofrentincreasesinthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents, whatsourcesofinformationdid the PHA use to establish comparability?(selectall that apply.)

- X Thesection8rentreasonablenessstudyofcomparablehousing
- X Surveyofrentslistedinlocalnewspaper
- _____ Surveyofsimilarunassistedunitsintheneighborhood
- X Other:FMR's

B.Section8Te nant-BasedAssistance

Disteriono i e mant Dustanissistance
Exemptions:PHAsthatdonotadministerSection8tenant -basedassistancearenotrequiredtocomplete sub-component4B. Unlessotherwisespecified,allquestionsinthissectionapplyo nlytothetenant -
based section & assistance program (vouchers, and until completely merged into the voucher (1)Payment Standards
Describethevoucherpaymentstandardsandpolicies .
a. What is the PHA's payments tandard? (select the category that best describes your standard)
Atorabove90% butbelow100% of FMR
100% of FMR
Above100% butator below110% of FMR
X Above110% of FMR (In January, 2002, HUD approved an exception rent of 118.9%.)
b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select the select the
allthatapply)
FMR's area dequate to ensure success among assisted families in the PHA's segme

- FMRarea
- _____ ThePHAhaschosentoserveadditionalfamiliesbyloweringthepaymentstandard
- _____ Reflectsmarketorsubmarket
- ____ Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthi slevel?(selectall thatapply)

- X FMR'SarenotadequatetoensuresuccessamongassistedfamiliesinthePHA'ssegment oftheFMRarea
- X Reflectsmarketorsubmarket
- X Toincreasehousingoptionsforfamilies
- ____ Other(listbelow)

d.Howoftenare paymentstandardsreevaluatedforadequacy?(selectone)

X Annually

____ Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadequacyofitspaymentstandard? (selectallthatapply)

- X Successratesofassistedfamilies
- _____ Rentburdensofassistedfamilies
- $X \qquad Other: A dequacy of supply in relationship to availability of units in eligible pool$

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- _____ \$0
- _____ \$1-\$25

X \$26-\$50

b. YesX <u>No</u>:HasthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

Exemptions from Component 5: Highperforming and small PHAs are not	requiredtocompletethis
NELAisescenopfloyteastonofbeingolousiderAchighferforming	

A.PHAManagementStruct ure

DescribethePHA'smanagementstructureandorganization.

(selectone)

- AnorganizationchartshowingthePHA'smanagementstructureandorganizationis attached.
 - _ AbriefdescriptionofthemanagementstructureandorganizationofthePHAfollows:

B.HUDProgramsUnderPHAManagement

Program Name the upo indica	emather HAddeshocker and expected turnov emather HAddeshocker and early of the at Year Beginning 2002	erineach. (Use NA to Fxpected programshstedbelow.) Turnover
PublicHousing	109	15
Section8Vouchers	153	6
Section8Certificates	0	0
Section8ModRehab	25	67
SpecialPurposeSection8 Certificates/Vouchers(list individually)	95	10

PublicHousingDrug EliminationProgram (PHDEP)	
OtherFederalPro - grams(listindividually)	

C.ManagementandMaintenancePolicies

ListthePHA'spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks (h) contain, the Agency'srules, standards, and policies that governmaintenance and management of publichousing, including a description of any measures necessary for the prevention or readication of pest through the mental block of the policies governing Section 8 management.

(2)Section8Management:(listbelow)

Section8AdministrationPlan

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptions from component 6: Highperforming PHAs are not required to complete component 6.

A. PublicHousing

1.X Yes____N o:HasthePHAestablishedanywrittengrievanceproceduresinadditionto federalrequirementsfoundat24CFRPart966,SubpartB,forresidentsofpublichousing? NOTE:AcopywassubmittedaspartoftheACOPtotheRegionalOffice.

Ifyes, list additi on stofederal requirements below:

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

- X PHAmainadministrativeoffice
- _____ PHAdevelopmentmanagementoffices
- X Oher:LeaseDocument

B.Section8Tenant -BasedAssistance

1.X Yes____No:HasthePHAestablishedinformalreviewproceduresforapplicantstothe Section8tenant -basedassistanceprogramandinformalhearingproceduresforfamilies assistedbytheSe ction8tenant -basedassistanceprograminadditiontofederalrequire mentsfoundat24CFR982?

Ifyes, list additions to federal requirements below:

2. Which PHA offices hould applicants or assisted families contact to initiate the informal

reviewa ndinformalhearingprocesses?(selectallthatapply)

- X PHAmainadministrativeoffice
- ____ Other(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredto completethiscomponentand

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAsthatwillnotparticipateintheCapitalFundProgram mayskiptocomponent7B.AllotherPHAsmustcomplete7Aasinstructed. (1)CapitalFundProgramAnnualStatement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital scipities the PHA is proposing for the up coming year to ensure long -termphysical and so cial via bill of the Annual Statement cabe completed by using - the CFP Annual Statement PHAP is provided in the table in the phaper is provided in the phaper is provided in the table in the phaper is provided in the phaper is phaper in the phaper in the phaper in the phaper is phaper in the phaper in the

____ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected,copythe CFPAnnualStatementfromtheTableLibrary andinserthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapit alworkitems. Thisstatement acanbes of the single of the provide of the second se

b.Ifyestoquestiona, selectone:

X TheCapitalFundProgram5 -Year ActionPlanisprovidedasanattachmenttothePHA PlanatAttachmentB(ma026b01)

B.HOPEVIandPublicHousingDevelopmentandReplacementActivities (Non-CapitalFund)

Applicabilityofsub -component7B:All PHAsadministeringpublichousingIdentifyanyapprovedHOPE VIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFundProgram

AnnualStatement. <u>No:</u>a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skipto questionc;ifyes,provideresponsestoquestionbforeachgrant, copyingand completingasmanytimesasnecessary)

b)StatusofHOPEVIrevitalizationgrant(completeonesetofquestionsforeachgrant) 1.Developmentname:

NorthamptonHousingAuthority

⁻or-

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribes thecurrentstatus)

- _____ RevitalizationPlanunderdevelopment
- _____ RevitalizationPlansubmitted,pendingapproval
- _____ RevitalizationPlanapproved
- _____ ActivitiespursuanttoanapprovedRevitalizationPlanunderway

YesX <u>No</u>:c)Doesthe PHAplantoapplyforaHOPEVIRevitalizationgrantinthe Planyear?

If yes, list development name/s below:

YesX	No:d)WillthePHAbeengaginginanymixed	-financedevelopmentactivities
	forpublichousinginthePlanyear?Ifyes,list	developmentsoractivitiesbelow:

YesX No:e)WillthePHAbeconductinganyotherpublichousingdevelopmentor replacementactivitiesnotdiscussedintheCapitalFundProgramAnnualState ment?Ifyes,listdevelopmentsoractivitiesbelow :

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredt ocompletethissection.

1. YesX <u>No</u>:DoesthePHAplantoconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C.1437p))intheplanFiscal Year?(If "No",skiptocomponent9;if"yes",completeoneactivitydescriptionforeach development.)

2.ActivityDescription

Yes___No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe optionalPublicHousingAssetManagementTable? (If 'yes'', skiptocomponent9.If 'No'', completetheActivityDescriptiontablebelow.)

Demolition/DispositionActivityDescription
1a.Developmentname:
1b.Development(project)number:
2.Activitytype:Demolition
Disposition
3.Ap plicationstatus(selectone)
Approved
Submitted, pending approval
Plannedapplication
4.Dateapplicationapproved, submitted, or planned for submission: (DD/MM/YY)
5.Numberofunitsaffected:
Coverageofaction(selec tone)

Parto	fthedevelopment	
Total	development	

7. Timeline for activity:

a.Actualorprojectedstartdateofactivity:

b.Projectedenddateofactivity:

9. DesignationofPublicHousingforOccupancybyElderlyFamiliesorFami lieswithDisabilitiesorElderlyFamiliesandFamilieswithDisabilities

[24CFRPart903.79(i)]

Exemptions from Component9; Section 8 only PHAs are not required to complete this section.

1. YesX <u>No</u>:HasthePHAdesignatedorappliedforapprovaltodesignateordoesthe PHAplantoapplytodesignateanypublichousingforoccupancy onlybytheelderlyfamiliesor onlybyfamilieswithdisabilities,orbyelderlyfamiliesandfamilieswithdisabilitiesorwill applyfordesignationforoccupancybyonlyelderlyfamiliesoronlyfamilieswithdisabilities,or byelderlyfamiliesandf amilieswithdisabilitiesasprovidedbysection7oftheU.S.Housing Actof1937(42U.S.C.1437e)intheupcomingfiscalyear?(If"No",skiptocomponent10.If "yes",completeoneactivitydescriptionforeachdevelopment,unlessthePHAiseligibl eto completeastreamlinedsubmission;PHAscompletingstreamlinedsubmissionsmayskipto component10.)

2. ActivityDescription

Yes___No: HasthePHAprovidedallrequiredactivitydescriptioninformationforthis componentinthe **optional**P ublicHousingAssetManagementTable?If"yes",skipto component10.If"No",completetheActivityDescriptiontablebelow.

DesignationofPublicHousingActivityDescription
1a.Developmentname:
1b.Development(project)number:
2.Designationt ype:
Occupancybyonlytheelderly
Occupancybyfamilieswithdisabilities
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities
3.Applicationstatus(selectone)
Approved;includedinthePHA'sDesignationPla n
Submitted, pending approval
Plannedapplication
4.Datethisdesignationapproved, submitted, or planned for submission: (DD/MM/YY)
5.Ifapproved, will this designation constitute a (selectone)
NewDesignationPlan
____Rev isionofapreviously -approvedDesignationPlan?

1. Numberofunitsaffected:

7.Coverageofaction(selectone)

____Partofthedevelopment

____Totaldevelopment

<u>10.ConversionofPublicHousingtoTenant</u> -BasedAssistance

[24CFRPart 903.79(j)]

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

A.AssessmentsofReasonableRevitalizationPursuanttosection202oftheHUDFY1996 HUDAppropriationsAct

1. YesX <u>No</u>: HaveanyofthePHA'sdevelopmentsorportionsofdevelopmentsbeen identifiedbyHUDorthePHAascovered undersection202oftheHUDFY1996HUDAppro priationsAct?(If"No",skiptocomponent11;if"yes",completeoneactivitydescriptionfor eachidentifieddevelopment,unlesseligibletocompleteastreamlinedsubmission.PHAs completingstreamlinedsu bmissionsmayskiptocomponent11.)

2. ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescriptioninformationforthis componentinthe **optional**PublicHousingAssetManagementTable?If"yes",skipto component11. If"No",completetheActivityDescriptiontablebelow.

ConversionofPublicHousingActivityDescription							
1a.Developmentname:							
1b.Development(project)number:							
2. What is the status of the required assessment?							
Assessmentunderway							
Ass essmentresultssubmittedtoHUD							
AssessmentresultsapprovedbyHUD(ifmarked,proceedtonextquestion)							
Other(explainbelow)							
3YesNo:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,go							
toblock5.)							
4.Sta tusofConversionPlan(selectthestatementthatbestdescribesthecurrent							
status)							
ConversionPlanindevelopment							
ConversionPlansubmittedtoHUDon:(DD/MM/YYYY)							
ConversionPlanapprovedbyHUDon:(DD/MM/YYYY)							
Activitiespu rsuanttoHUD -approvedConversionPlanunderway							

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (selectone)

_____ Unitsaddressedinapendingorapproveddemolitionapplication(date submittedor approved:

_____ UnitsaddressedinapendingorapprovedHOPEVIdemolitionapplication (datesubmittedorapproved:)

_____ UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan (datesubmittedorapproved:)

Require mentsnolongerapplicable:vacancyratesarelessthan10percent

_____ Requirementsnolongerapplicable:sitenowhaslessthan300units

____ Other:(describebelow)

B.ReservedforConversionspursuant toSection22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA , [24CFRPart903.7 9(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. YesX <u>No:</u> DoesthePHAadministeranyhomeownershipprogramsadministeredby thePHAunderanapprovedsection5(h)homeownershipprogram(42U.S.C.1437c(h)),oran approvedHOPE Iprogram(42U.S.C.1437aaa)orha sthePHAappliedorplantoapplyto administeranyhomeownershipprogramsundersection5(h),theHOPEIprogram,orsection32 oftheU.S.HousingActof1937(42U.S.C.1437z -4).(If "No",skiptocomponent11B;if "yes",completeoneactivitydescr iptionforeachapplicableprogram/plan,unlesseligibleto completeastreamlinedsubmissiondueto **smallPHA** or **highperformingPHA** status.PHAs completingstreamlinedsubmissionsmayskiptocomponent11B.)

2.ActivityDescription

Yes____No: HasthePHAprovidedallrequiredactivitydescriptioninformationforthis componentinthe **optional**PublicHousingAssetManagementTable?(If"yes",skiptocomponent12.If"No",completetheActivityDescriptiontablebelow.)

PublicHousingHomeow nershipActivityDescription (Completeoneforeachdevelopmentaffected) 1a.Developmentname: 1b.Development(project)number: 2.FederalProgramauthority: ______ HOPEI ______ 5(h)

TurnkeyIII Section32oftheUSHAof1937(effect ive10/1/99)
3.Applicationstatus:(selectone) Approved;includedinthePHA'sHomeownershipPlan/Program Submitted,pendingapproval Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedfo rsubmission: (DD/MM/YYY)
 5. Numberofunitsaffected: 6.Coverageofaction:(selectone) Partofthedevelopment Totaldevelopment

B.Section8TenantBasedAssistance

1. YesX <u>No</u>: DoesthePHAplantoadministera Section8Homeownershipprogram pursuanttoSection8(y)oftheU.S.H.A.of1937,asimplementedby24CFRpart982?(If"No", skiptocomponent12;if"yes",describeeachprogramusingthetablebelow(copyandcomplete questionsforeachprogramiden tified),unlessthePHAiseligibletocompleteastreamlined submissionduetohighperformerstatus. **HighperformingPHAs** mayskiptocomponent12.)

2. ProgramDescription:

a.SizeofProgram

____Yes____No: WillthePHAlimitthenumberoffam iliesparticipatinginthesection8 homeownershipoption?

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

_____ 25orfewerparticipants

- _____ 26 -50participants
- _____ 51to100particip ants
- _____ morethan100participants

b.PHA establishedeligibilitycriteria

Yes____No:WillthePHA'sprogramhaveeligibilitycriteriaforparticipationinits Section8HomeownershipOptionprograminadditiontoHUDcriteria? Ifyes,listcrite riabelow:

12.PHACommunityServiceandSelf

-sufficiencyPrograms

[24CFRPart903.79(l)]

ExemptionsfromComponent12:Hi ghperformingandsmallPHAsarenotrequiredtocompletethis component.Section8 -OnlyPHAsarenotrequiredtocompletesub -componentC.

Northampton Housing Authority is exempt by reason of being a high performing PHA.

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagree ments:

Yes____No:HasthePHAhasenteredintoacooperativeagreementwiththeTANF Agency,toshareinformationand/ortargetsupportiveservices(ascontemplatedbysection 12(d)(7)oftheHousingActof1937)?

Ifyes, what was the date that agr eement was signed? <u>DD/MM/YY</u>

2.OthercoordinationeffortsbetweenthePHAandTANFagency(selectallthatapply) _____ Clientreferrals

_____ Informationsharingregardingmutualclients(forrentdeterminationsandotherwise)

<u>Coordinatetheprovisi</u> onofspecificsocialandself -sufficiencyservicesandprogramsto eligiblefamilies

_____ Jointlyadministerprograms

PartnertoadministeraHUDWelfare -to-Workvoucherprogram

_____ Jointadministrationofotherdemonstrationprogram

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self -SufficiencyPolicies

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 follow ingare as? (select all that apply)

- Publichousingrentdeterminationpolicies
- _____ Publichousingadmissionspolicies
- _____ Section8admissionspolicies
- Preferenceinadmissiontosection8forcertainpublichousingfamilies
- Preferencesf orfamiliesworkingorengagingintrainingoreducationprogramsfornon housingprogramsoperatedorcoordinatedbythePHA
- _____ Preference/eligibilityforpublichousinghomeownershipoptionparticipation
- _____ Preference/eligibilityforsection8homeow nershipoptionparticipation
- ____ Otherpolicies(listbelow)

b.EconomicandSocialself -sufficiencyprograms

Yes_____No:DoesthePHAcoordinate,promoteorprovideanyprogramstoenhance theeconomicandsocialself -sufficiencyofresidents?(If 'yes'', complete the following table; if 'no''skiptosub -component2, FamilySelfSufficiencyPrograms. The position of the table may be altered to facilitate its use.)

ServicesandPrograms									
ProgramName&Description (includinglocation,ifapp ropri- ate)	Estimated Size	Allocation Method (waitinglist/ran - domselec - tion/specificcri - teria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8partici - pantsorboth)					

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation								
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)						
PublicHousing								
Section8								

b. Yes No: If the PHA is not maintaining the minimum programs is zerequired by HUD, does the most recent FSS Action Planad dress these performances the phase of the phase of

Ifno,list stepsthePHAwilltakebelow:

C.WelfareBenefitReductions

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 welf are program requirements) by: (select all that apply)

- _____ AdoptingappropriatechangestothePHA'spublichousingrentdeterminationpolicies and trainstafftocarryoutthosepolicies
- _____ Informingresidentsofnewpolicyonadmissionandreexamination
- _____ Activelynoti fyingresidentsofnewpolicyattimesinadditiontoadmissionandreexamina tion.
- _____ EstablishingorpursuingacooperativeagreementwithallappropriateTANFagencies regardingtheexchangeofinformationandcoordinationofservices
- $\underline{\qquad} Establishing a protocol for exchange of information with all appropriate TANF agencies$
- ____ Other:(listbelow)

D.ReservedforCommunityServiceRequirementpursuanttosection12(c)oftheU.S.Housing Actof1937

13.PHASafetyandCrimePreventionMeasures,[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are

Northanipt on HOusing Authority is exting to your source of the state of the second se

A.Needformeasurestoensurethesafetyofpublichousingresidents

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

_____ Highincidenceofviolentand/ordrug -relatedcrimeinsomeo rallofthePHA'sdevelop ments

____ Highincidenceofviolentand/ordrug -relatedcrimeintheareassurroundingoradjacentto thePHA'sdevelopments

_____ Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren

_____ Observedlower -levelc rime,vandalismand/orgraffiti

_____ Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsduetoperceived

and/oractual levels of violent and/ordrug -related crime

____ Other(describebelow)

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

_____ Safetyandsecuritysurveyofresidents

_____ Analysis of crimestatistics over time for crimes committed "in and around" public housing authority

_____ Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti

_____ Residentreports

_____ PHAemployeereports

____ Policereports

_____ Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrugprograms

____ Other(des cribebelow)

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

B. Crime and Drug Prevention activities the PHA has under taken or plans to under take in the next PHA fiscal year

1.ListthecrimepreventionactivitiesthePHAhasundertakenorpla nstoundertake:(selectall thatapply)

<u>Contractingwithoutsideand/orresidentorganizationsfortheprovisionofcrime</u> -and/or drug-preventionactivities

- _____ CrimePreventionThroughEnvironmentalDesign
- _____ Activitiestargetedtoat -riskyouth, adults, orseniors
- VolunteerResidentPatrol/BlockWatchersProgram
- ____ Other(describebelow)

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

C.CoordinationbetweenPHA and the police

1.DescribethecoordinationbetweenthePHA and the appropriate police precincts for carrying outcrime prevention measures and activities: (select all that apply)

_____ Policeinvolvementindevelopment,implementation,and/orongoingevaluationofdrug eliminationplan

_____ Policeprovidecrimedatat ohousingauthoritystaffforanalysisandaction

<u>Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g.,community</u> policingoffice,officerinresidence)

_____ Policeregularlytestifyinandotherwisesupportevictioncases

PoliceregularlymeetwiththePHAmanagementandresidents

_____ AgreementbetweenPHAandlocallawenforcementagencyforprovisionofabove

baselinelawenforcementservices

Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(1 istbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements prioryesceipto AHDEPfuPffAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?

Yes___No:HasthePHAincludedthePHDEPPlanforFY2000inth isPHAPlan? Yes___No:ThisPHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

PetPolicyisattachedatChapter10ofAdmissionsandContinuedOccupancyPolicy.

15.CivilRightsCertifications ,[24CFRPart903 .79(o)]

Civil rights certifications are included in the PHAP lanCertifications of Compliance with the PHAP lans and Related Regulations.

16.FiscalAudit ,[24CFRPart903.79(p)]

- 1.X Yes___No: IsthePHArequiredtohaveanauditconductedunde rsection5(h)(2)of theU.S.HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
- 2.X Yes____No:WasthemostrecentfiscalauditsubmittedtoHUD?
- 3. YesXNo:Werethereanyfindingsastheresultofthataudit?
- 4. Ye s No:If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?
- 5. Yes No:HaveresponsestoanyunresolvedfindingsbeensubmittedtoHUD? Ifnot,whenaretheydue(statebelow)?

17.PHAAsset Management, [24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenotrequiredtocompletethiscomponent.HighperformingandsmallPHAsarenotrequiredtocompletethiscomponent.NotrequiredforNorthamptonHousingAuthority-Highperforming.

 1.___Yes___No:IsthePHAengaginginanyactivitiesthatwillcontributetothelong
 -term

 assetmanagementofitspublichousingstock,i
 ncludinghowtheAgencywillplanforlong
 -term

 operating,
 capitalinvestment,rehabilitation,modernization,disposition,andotherneedsthat
 -term

 have
 notbeenaddressedelsewhereinthisPHAPlan?
 -term

2. WhattypesofassetmanagementactivitieswillthePHA undertake?(selectallthatapply)

- ____ Notapplicable
- ____ Privatemanagement
- ____ Development-basedaccounting
- ____ Comprehensivestockassessment
- ____ Other:(listbelow)

3. Yes No: HasthePHAincludeddescriptionsofassetmanagement activities in the **optional**PublicHousingAssetManagementTable?

<u>18.OtherInformation</u>, [24CFRPart903.79(r)] **A.ResidentAdvisoryBoardRecommendations**

1.XYes____No:DidthePHAreceiveanycommentsonthePHAPlanfromtheResident AdvisoryB oard/s?

2.Ifyes,thecommentsare:(ifcommentswerereceived,thePHA **MUST**selectone)

X AttachedatAttachmentE

Providedbelow:

3.InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

- X Considered comments, but det ermined that no changes to the PHAP lanwer enecessary.
- _____ ThePHAchangedportionsofthePHAPlaninresponsetocomments
- _____ Listchangesbelow:
- X Other:SeeAttachmentE

B. Description of Election process for Resident son the PHAB oard

 1.X Yes____No:
 DoesthePHAmeettheexemptioncriteriaprovidedsection2(b)(2)

 oftheU.S.HousingActof1937?(Ifno,continuetoquestion2;ifyes,skiptosub
 -component

 C.)
 -component

2	_YesXNo:	Wastheresidentwhose	rvesonthePHABoardele	ctedbytheresidents?
(Ifyes	,continuetoque	stion3;ifno,skiptosub	-componentC.)	

3. Description of Resident Election Process

a.Nominationofcandidatesforplaceontheballot:(selectallthatapply)

- Candidateswerenominatedbyresident and assisted family organizations
- _____ CandidatescouldbenominatedbyanyadultrecipientofPHAassistance
- $\underline{\qquad} Self-nomination: Candidates registered with the PHA and requested a place on ballot$
- ____ Other:(describe)

b.Eligiblecandidates:(select one)

- _____ AnyrecipientofPHAassistance
- _____ AnyheadofhouseholdreceivingPHAassistance
- _____ AnyadultrecipientofPHAassistance
- _____ Anyadultmemberofaresidentorassistedfamilyorganization
- ____ Other(list)

c.Eligiblevoters:(selecta llthatapply)

____ AlladultrecipientsofPHAassistance(publichousingandsection8tenant -basedassis - tance)

- _____ Representatives of all PHA resident and assisted family organizations
- ____ Other(list)

C.StatementofConsistencywiththeConsolida tedPlan

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesas 1. ConsolidatedPlanjurisdiction:CityofNorthampton

2. The PHA hastaken the following steps to ensure consistency of this PHAP lanwith the Consolidated Plan for the jurisdiction: (select all that apply)

____ ThePHAhasbaseditsstatem entofneedsoffamiliesinthejurisdictionontheneeds

expressed in the Consolidated Plan/s.

_____ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedbythe ConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.

- X ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthedevelopmentofthis PHAPlan.
- X ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.

ProposaltoconvertSectio n8VoucherstoProjectBasedcontractswouldassistgoalof preservingaffordabilityofexistingrentalunits.

____ Other:(listbelow)

 $\label{eq:2.1} 4. The Consolidated Planof the jurisdiction supports the PHAP lanwith the following actions and commitments: (desc ribebelow)$

$D.Other Enformation Required by HbD {\rm mation requested by HUD}.$

AttachmentA

2002NHAAnnualPlan Tabhuaraty CapitalFundProgramAnnualStatement PartsI,II,andII

AnnualStatement CapitalFundProgram(CFP)PartI:Sum mary

LineNo.	SummarybyDevelopmentAccount	TotalEstimated
1	TotalNon -CGPFunds	~
2	1406Operations	
3	1408 ManagementImprovements	36.000
4	1410Administration	18,000
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcouisition	
9	1450SiteImprovement	
10	1460DwellingStructu res	32.000
11	1465.1DwellingEquipment -Nonexpendable	
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	71.578
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	14.450
20	AmountofAnnualGrant(Sumoflines2 -19)	172.028
21	Amountofline20RelatedtoLBPActivities	
2.2	Amountofline20Relatedto Section504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservation	

AttachmentA

AnnualStatement CapitalFundProgram(CFP)PartII:SupportingTable

Development	GeneralDescriptionofMajorWork	Development	Total
Number/Name	Categories	Account	Estimated
HA-WideActivities		Number	Cost
H.A.Wide	Upgradecomputersandcommunications	1408	36,000
H.A.Wide	Administration	1410	18,000
H.A.Wide	Variousmasonryrepair s	1460	20,000
26-1	Hatchwayreplacement	1460	12,000
H.A.Wide	ReplacementReserve	1490	71,578
H.A.Wide	Contingency	1502	14,450

AnnualStatement CapitalFundProgram(CFP)PartIII: ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
H.A.Wide	September30,2004	September30,2005

CAPITALFUNDPROGRAMTABLESSTARTHERE

Ann	AnnualStatement/PerformanceandEvaluationReport						
Capi	CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary						
PHAName: NorthamptonHousingAuthority			peandNum ber	MA06D02650101		FederalFYofGrant: 2001	
11011114	mptomitousingAutionity			: MA06P02650101		2001	
		-	entHousingFactorGr				
	ginalAnnualStatement ReserveforDisasters/Emerg	, _		Statement(revisionno:)		
	ormanceandEvaluationReportforPeriodEnding:12/31/			nceandEvaluationReport			
Line	SummarybyDevelopmentAccount		TotalEstin	natedCost	TotalAc	tualCost	
No.			Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds		Original	Keviseu	Obligated	Expended	
2	1406Operations						
3	1408ManagementImprovementsSoftCosts						
5	ManagementImprovementsHardCosts						
4	1410Administration						
5	1411Audit						
6	1415LiquidatedDamages						
7	1430FeesandCosts	22,717			22,717	0	
8	1440SiteAcquisition						
9	1450SiteImprovement						
10	1460DwellingStructures	158,000			158,000	0	
11	1465.1DwellingEquipment —Nonexpendable						
12	1470NondwellingStructures						
13	1475NondwellingEquipment						
14	1485Demolition						
15	1490ReplacementReserve						
16	1492MovingtoWorkDemonstration						
17	1495.1RelocationCosts						
18	1499DevelopmentActivities						

	ualStatement/PerformanceandEvaluat italFundProgramandCapitalFundProg		actor(CFP/CFPRHF)Pa	rt1:Summary		
PHAN		GrantTypeandNum ber		FederalFYofGrant:		
Northa	mptonHousingAuthority	CapitalFundProgramGrantNo: MA06I	202650101	2001		
		ReplacementHousingFactorGrantNo: N	/A			
	ginalAnnualStatement					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
19	1502Contingency					
	AmountofAnnualGrant:(sumoflines)	180,717	180,717			
	AmountoflineXXRelatedtoLBPActivities					
	AmountoflineXXRelatedtoSection504compliance					
	AmountoflineXXRelatedtoSecurity –SoftCosts					
	AmountofLineXXrelatedtoSecurityHardCosts					
	AmountoflineXXRelated toEnergyConservation					
	Measures					
	CollateralizationExpensesorDebtService					

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartII:SupportingPages

PHAName: Northa	amptonHousingAuthority	GrantT	ypeandNum				FederalFYofG	ant:		
			CapitalFundProgramGrantNo: MA06P02650101					2001		
		Replace	mentHousing	FactorGrantNo:						
Development	GeneralDescriptionofMajorWork		Dev. Quantity TotalEstimatedCost		natedCost	TotalActualCost		Statusof		
Number	Categories		Acct						Work	
Name/HA-Wide			No.							
Activities										
26-1	ReplaceBasementWindows		1460		26,000				Inprogress	
26-1	HatchwayReplacement		1460		12,000				Planning	
26-2	WindowReplacement		1460		100,000				InProgres	
H.A.Wide	MasonryRepair		1460		20,000				Planning	
H.A.Wide	A/EFees		1430		22,717				Ongoing	
									+	
							1			

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartIII:ImplementationSchedule

PHAName:			FederalFYofGrant:				
NorthamptonHousingAuth	ority		GrantTypeandNumber CapitalFundProgramNo: MA06P02650101				2001
i tortilaniptoin tousing/ tutionty			ementHousing		2020101		
DevelopmentNumber	Λ 11	FundObligated			llFund sExpended		ReasonsforRevisedTargetDates
Name/HA-Wide					uarterEndingDate)		ReasonsiorRevised LargerDates
	(Qua	rterEndingDa	le)	(Q	uarterEnumgDate)		
Activities	0.1.1	.		<u> </u>	D · · ·		
	Original	Revised	Actual	Original	Revised	Actual	
H.A.Wide	9/30/03		12/31/01	9/30/03			

CapitalFundProgramFive -YearActionPlan PartI:Summary

uthority	Р	PHAWide	Original5 -YearPlan XRevisionNo:1	
Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2004	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementforYear5 FFYGrant:2006 PHAFY:2007
	\$150,000		\$10,000	
		\$24,000		\$40,000
	\$150,000	\$24,000	\$10,000	\$40,000
	uthority Year1	uthority WorkStatementforYear2 Year1 WorkStatementforYear2 FFYGrant:2003 PHAFY:2004 \$150,000 \$150,000	Year1WorkStatementforYear2 FFYGrant:2003 PHAFY:2004WorkStatementforYear3 FFYGrant:2004 PHAFY:2005\$150,000\$150,000\$150,000\$24,000\$24,000\$24,000	uthority XRevisionNo:1 Year1 WorkStatementforYear2 WorkStatementforYear3 WorkStatementforYear4 FFYGrant:2003 FFYGrant:2004 PHAFY:2004 FFYGrant:2005 PHAFY:2004 PHAFY:2005 PHAFY:2006 \$10,000 \$150,000 \$24,000 \$10,000 \$10,000 Image: State of the stat

		WorkActivities					
Activitiesfor		ActivitiesforYear:2			ActivitiesforYear:3		
Year1	FFYGrant:2003 PHAFY:2004			FFYGrant:2004			
				PHAFY:2005			
	Development	MajorWork	EstimatedCost	Development	MajorWork	EstimatedCost	
	Name/Number	Categories		Name/Number	Categories		
SeeAnnual	FlorenceHeights	ShingleReplacement	\$150,000	McDonaldHouse	RoofReplacement	\$24,000	
Statement	26-1	C 1		26-2	-		

CapitalFundProgramFive -YearActionPlan

TotalCFP EstimatedCost \$150,000

\$24,000

PartII:Supporting	Pages —V	VorkActivities				
	ActivitiesforYear:4_ FFYGrant:2005 PHAFY:2006			ActivitiesforYear:5 FFYGrant:2006 PHAFY:2007		
	lopment	MajorWork	EstimatedCost	Development	MajorWork	EstimatedCost
	e/Number	Categories		Name/Number	Categories	
Floren	ceHeights	Ranges	\$5,000	McDonaldH ouse	HotWater	15,000
	26-1			26-2	Tank	
	ceHeights 26-1	SidewalkRepair	\$5,000	McDonaldHouse 26-2	RoadwayRepair	25,000

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages —WorkActivities

TotalCFP EstimatedCost \$10,000

\$40,000