

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**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: Nashua Housing Authority

PHA Number: NH002

PHA Fiscal Year Beginning: 10/2005

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 2005 - 2009
[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: *The Nashua Housing Authority is committed to providing excellence in the management of the Authority by providing quality affordable housing and programs that empower residents to achieve upward mobility as originally intended under the Public Housing Program.*

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)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score: 84)
 - Improve voucher management: (SEMAP score: 100)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- 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

PHAGoal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: **The Nashua Housing Authority is working cooperatively with the Nashua Police Department to provide increased patrolling of public housing developments and improved response to developments by officers through the Eisenhower Foundation Grant program.**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- 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: **Provide improved social services and educational opportunities for residents within family and mixed population developments. Provide self-sufficiency programs and home ownership opportunities to residents through the Resident Opportunity and Self Sufficiency (ROSS) Grant (Family).**

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:

Residents of the NHA noted on the annual PHAS resident surveys that their neighborhood appearances need improvement. The NHA will be strictly enforcing lease regulations within family developments regarding the upkeep of yard areas and issuing citations to residents found in non-compliance. In accordance with the NHA Residential Lease, residents will be subject to a graduated scale of charges for the removal of debris and rubbish when Maintenance staff are sent to clean yard areas. NHA Public Housing management will plan Spring Clean-Up events at family developments and encourage residents to become involved with this process.

Secondary to this, summer Maintenance staff will focus on property upkeep, landscaping, and beautifying properties throughout the summer months to ensure their preservation.

Annual PHA Plan
PHA Fiscal Year 2005
[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 Nashua Housing Authority (NHA) compiled its Annual Plan in accordance with the Quality Housing Work Responsibility Act (QHWRA) of 1998, Section 511, and guidance provided by the U. S. Department of Housing and Urban Development (HUD) during the past year.

The NHA Board of Commissioners prescribed the Authority's Mission Statement in 1987. The Mission Statement sets the Authority's goals and objectives. The Resident Advisory Board (RAB) has reviewed the goals and objectives. These goals and objectives are available for public review at the PHA's management office.

The Authority placed two advertisements in the local newspaper declaring the availability of the Agency Plan for review and comment by the general public and interested parties.

The RAB was formed by the Authority's soliciting participation from all public housing and Section 8 households. The RAB previously formed continues to serve. While some members no longer participate, both subsidized programs are represented. The NHA will always invite the Resident Commissioner to participate on the RAB.

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:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- 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 2005 Capital Fund Program 5 Year Action Plan
- ~~Public Housing Drug Elimination Program (PHDEP) Plan~~
- Comments of Resident Advisory Board or Boards (Attachment nh002f01)
- Other (List below, providing each attachment name)

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
	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	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
X	Schedule of flat rents offered at each public housing	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	development <input type="checkbox"/> check here if included in the public housing A & O Policy	Determination
X	Section 8 rent determination (payment standard) policies <input 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 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
N/A	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
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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	grant and most recently submitted PHDEP application (PHDEP Plan)	
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 903.7 9 (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	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,971	5	5	3	N/A	4	5
Income >30% but <=50% of AMI	2,664	5	5	3	N/A	4	5
Income >50% but <80% of AMI	2,855	5	5	3	N/A	4	5
Elderly	2,088	5	5	3	N/A	4	5
Families with Disabilities	1,392	5	5	3	N/A	4	5
Race/Ethnicity Black/Asian/Latino	3162	5	5	3	N/A	4	5

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: 2005

- 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)

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			
<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	1,698		N/A
Extremely low income <=30% AMI	1,516	89%	
Very low income (>30% but <=50% AMI)	157	9%	
Low income (>50% but <80% AMI)	22	2%	
Families with children	767	45%	
Elderly families	203	12%	
Families with Disabilities	520	31%	
White/Hispanic	369	22%	
Black/Hispanic	15	1%	
White/Non-Hispanic	1,186	70%	
Black/Non-Hispanic	93	5%	
American Indian /Alaskan	15	1%	
Asian/Pacific Islander	20	1%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	820	48%	
2 BR	602	35%	
3 BR	254	15%	
4 BR	22	2%	
5 BR	0	0	
5+ BR	0	0	
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			

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)

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)

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
- 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
- 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)

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)

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
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	862,835	PH Operations
b) Public Housing Capital Fund	984,750	PH Modernization
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,695,729	Tenant Based Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	20,000 203,330	Family Self-Sufficiency Program Family Investment Center
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	1,135,658	PH Modernization
3. Public Housing Dwelling Rental Income	2,264,586	PH Operations
4. Other income (list below)		
Excess Utilities	14,000	PH Operations
Non-Dwelling Rental Income	10,800	PH Operations
Interest Income	27,000	PH Operations
Other Income	30,000	PH Operations
4. Non-federal sources (list below)		
Total resources	12,045,358	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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: **(Predicated on projected vacancies)**
- When families are within a certain time of being offered a unit: **(Predicated on projected vacancies)**
- 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)

(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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: **One vacancy out of every five is offered for transfer.**

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.

1 Date and Time

Former Federal preferences:

- 1 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 – **Resident Handbook**

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)

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)

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)

Present landlord address, with signed participant's release. Landlord may review family's file upon request with family's release.

(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:

The rental community in Nashua, along with surrounding communities, is fairly saturated at this time. The NHA requires participants to report back to the NHA with a written search sheet showing they have made good faith efforts to obtain housing. Up to two 30-day extensions may be granted.

(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

- 1 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)

Notices are mailed to prospective applicants and special interest groups pertinent to the targeted assistance.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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?

3. If yes to question 2, list these policies below:

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:

Flat Rents

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
- Other (describe below)
Flat 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 (**Should residents experience a decrease in income they are encouraged to report this to the NHA at the time of the decrease to allow for a reduction in rent**)

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

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

Other: **Payment Standards**

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 submarket
- 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 submarket
- 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)

(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)

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:

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	662	100+
Section 8 Vouchers	758	100+
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	SRO – 40 FSS – 6	4 0
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	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)

Bylaws; Public Housing Admissions & Continued Occupancy Policy, including the Residential Lease Agreement; Grievance Procedure; Maintenance Procedures; Pet Policy; Security Deposit Policy; Transfer Policy, Fair Housing and Equal Opportunity/Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug-free Workplace; Temporary Alternate Duty Policy.

(2) Section 8 Management: (list below)

Section 8 Administrative Plan; Family Self-Sufficiency Action Plan; Equal Opportunity Plan; Rent Reasonableness Procedure; Fair Housing & Equal Opportunity/Affirmative Action Policy; Cash Handling Policy; Capitalization Policy; Disposition Policy; Investment Policy; Procurement Policy; Petty Cash Policy; Safety Policy; Employee Handbook; Drug-free Workplace; Temporary Alternate Duty Policy.

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)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 **OR**, 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) **nh002g01**

-or-

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

(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 **OR** 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 **nh002g05-01**

-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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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: <u>(DD/MM/YY)</u>
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:

8. 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
1a. Development name: 1b. Development (project) number:
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 type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input 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 903.7 9 (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 903.7 9 (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 NHA submitted a Cooperative Agreement to the Department of Health and Human Services requesting signature. The Department was reluctant to do so stating that their agency already cooperates with the NHA and did not feel the need to sign the Agreement.**

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)

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 or section 8 participants or both)
<i>Family Self-Sufficiency</i>	6	<i>Section 8 participants</i>	<i>PHA Main Administrative Office</i>	<i>Section 8 participants</i>
<i>ROSS (Resident Service Delivery Model – Family)</i>	30+	<i>Outreach to Public Housing participants; random selection</i>	<i>PHA development management offices</i>	<i>Public Housing participants</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 05/02/05)
Public Housing	N/A	N/A
Section 8	0	6 (Program no longer funded)

- 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 903.7 9 (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 used 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)

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)

The Nashua Housing Authority (NHA) is working cooperatively with the Nashua Police Department to provide increased patrolling of public housing developments and improved response to developments by officers through a MOU with funding from the Eisenhower Foundation Grant program. Three shifts of dedicated patrolling will occur at NHA properties.

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

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)
 - **Partnership between the NHA and Senior Relations Officer**
 - **Police involvement in coordination of Crime Watch groups**
 - **Partnership between the NHA and POP (Problem Oriented Policing) Unit**
 - **Additional police presence in NHA developments through Eisenhower Foundation Grant program funds**

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

All NHA owned public housing developments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

(Not Applicable)

- 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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 nh002f01
- 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:
An addition to page 21, (1) Income Based Rent Policies, (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?
At the suggestion of the RAB, the NHA has added: Should residents experience a decrease in income they are encouraged to report this to the NHA at the time of the decrease to allow for a reduction in rent)

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.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- 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
- 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)
- 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: **Nashua, New Hampshire**

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
 - Other: (list below)

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

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

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Attachment A
(nh002a01)

Admissions Policy for Deconcentration

The Nashua Housing Authority has no general occupancy (family) public housing developments covered by the deconcentration rule. CFR 903.2 (b)

Attachment B
(nh002b01)

Policy extracted from the Admissions and Continued Occupancy Policy for Public Housing. Page 10. (updated 04/2002)

B. Community Service

Adult residents as of October 1, 2000, must contribute eight (8) hours per month of community service or participate in an economic self-sufficiency program for eight (8) hours per month.

Exemptions:

1. Elderly (60 years of age or older)
2. Blind or disabled individual who is unable to comply with the community service requirement
3. Caretaker of such individuals
4. Working adult members
5. Participating in a qualified training program

Exemptions shall be documented by a third party verification. Exemptions are to be verified annually. Residents may change exemption status during the year by providing documentation that status has changed.

Political activity is not a community service. Community service may include:

- working with youth organizations
- volunteering to work in a local school, hospital, homeless shelter, childcare center, or other community organization
- participation in programs such as job readiness training; household and credit counseling; English proficiency classes

The NHA shall review other programs on a case-by-case basis that both develop and strengthen resident responsibility.

Documentation of community service to be provided at annual reexamination. Failure to provide the required documentation shall result in termination and eviction for non-compliance.

A non-compliant family member and the head of household may sign an agreement to make up the hours within the next 12-month period. The continued non-compliance will result in the eviction of the family.

Attachment C
(nh002c01)

Pet Policies
Elderly and Family

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PET POLICY (ELDERLY)

I EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Animals that are required to assist disabled residents are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

II PETS IN PUBLIC HOUSING

The Nashua Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, residents assume full responsibility and liability for the pet and agree to hold the Nashua Housing Authority harmless from any claims caused by an action or inaction of the pet.

III APPROVAL

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

IV TYPES AND NUMBER OF PETS

The Nashua Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, fish in aquariums or a turtle will be allowed in units. Common household pets do not include hamsters, ferrets or reptiles such as snakes (except turtles). Dogs that are currently owned and registered with the NHA as required may remain in the unit as long as all requirements have been met. If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only **one** pet per unit will be allowed except for fish.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

V INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Nashua Housing Authority to attest to the inoculations.

VI PET DEPOSIT

A pet deposit of **\$100** is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

VII FINANCIAL OBLIGATION OF RESIDENTS

Any resident who either owns or keeps a pet in his/her dwelling unit will be required to pay for any damages caused by the pet. Also, any pet related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner, and the Nashua Housing Authority reserves the right to exterminate and charge the resident.

VIII NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or the Nashua Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move himself/herself.

Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

IX DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pet owners must clean up after their pets and are responsible for disposing of pet waste in a sanitary manner.

With the exception of animals that are required to assist disabled residents, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

X MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over **eight** hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the neglected pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within ten days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

XI VISITING PETS

Visiting pets are not allowed.

XII REMOVAL OF PETS

The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Nashua Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

(FAMILY)
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**Attachment D
(nh002d01)**

Resident Membership on Board of Commissioners

MEMBER	TERM EXPIRES
Thomas F. Monahan 28 Swart Terrace Nashua, NH 03064	10/14/05
Eric R. Wilson One Burns Street Nashua, NH 03064	10/14/09
William C. Marcoux 47 Dogwood Drive - #206 Nashua, NH 03062	10/14/06
Resident Member Paul Deschenes 57 Tyler Street - #809 Nashua, NH 03060	10/14/08
Kathleen Donaghue 3 Jennifer Drive Nashua, NH 03062	10/14/07

Attachment E
(nh002e01)

Definition of Substantial Deviation and Significant Amendment

The Nashua Housing Authority's definition of Substantial Deviation and Significant Amendment is as follows:

Changes to rent or admissions policies or organization of the Wait List.

Additions of non-emergency work items or change in the use of replacement reserve funds.

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

**Attachment F
(nh002f01)**

Membership of Resident Advisory Board/RAB Meeting Minutes

RESIDENT ADVISORY BOARD MEETING

Nashua Housing Authority

40 East Pearl St., Nashua, NH 03060

Thursday, June 2, 2005, 2:30 p.m.

Minutes of PHA Annual Plan/CFP Meeting

In Attendance:	Pauline Denise Dion	42 Cross Street, Apt. #1, Nashua, NH 03060
	Paul Deschenes	STS, 57 Tyler Street, #809, Nashua, NH 03060
	Ronald Doucette	Arel Manor, 165 Pine Street, #311, Nashua, NH 03060
	Rebecca Mullis	Arel Manor, 165 Pine Street, #108, Nashua, NH 03060
	Lynn Censabella	Deputy Director for Operations, NHA
	Robert Fleig	Deputy Director for Central Administration, NHA
	William Forrester	Modernization Manager, NHA
	Cynthia Merrifield	Assistant (Modernization Management), NHA

Ms. Censabella called the meeting to order. Everyone was introduced, welcomed, and thanked for attending. She explained that she would be reviewing the changes and additions to the Annual Plan and that Mr. Forrester would be explaining the Capital Fund Program (CFP) portion of the Annual Plan. She explained the Department of Housing and Urban Development (HUD) Strategic Goal: Increase the availability of decent, safe and affordable housing, the PHAS score of 84 percent and the SEMAP score of 100 percent. She stated that there are many programs that the Nashua Housing Authority (NHA) cannot keep going because of the lack of grant funding; therefore, the Authority's PHAS score remains at 84 percent.

Ms. Mullis asked how do you improve voucher management if the SEMAP score is 100 percent?

Mr. Fleig explained that the score is based on separate indicators and does not cover every aspect of the Section 8 Program. He said that the NHA could always improve.

Ms. Mullis asked about the leverage of private or other public funds to create additional housing opportunities.

Ms. Censabella stated that if any other funds became available, the Housing Authority could partner to create or manage additional housing. The NHA is working with the Nashua Police Department to increase the patrolling of Public Housing developments through the Eisenhower Foundation Grant/Youth Safe Haven Program.

Mr. Doucette discussed the matter of “no parking allowed” at Arel Manor. Residents cannot bring in their groceries because of the no parking in the fire lanes.

Ms. Censabella stated that she would check this out with the Police Department so that groceries can be dropped off.

Ms. Censabella stated that the NHA has been awarded a three-year Resident Opportunity and Self Sufficiency (ROSS) grant. NHA will hire a person to promote economic self-sufficiency through education for individual development or assist residents with a down payment on a home. NHA is now working with HUD on the start-up of this program.

Ms. Mullis asked what alternative housing resources there are other than Public Housing or Section 8 tenant-based assistance.

Ms. Censabella stated that there is a possibility of a tax-credit program such as Park View Apartments. She stated that there are other markets out there for affordable housing that the NHA could become involved with.

Mr. Deschenes asked why the NHA does not do more criminal record screening. He asked about the vacant unit process and the five-transfer rule.

Ms. Censabella stated that it would take more money to conduct more screening. The NHA asks everyone to provide police records, and people who have lived in multiple cities within the past five years need to provide multiple records. She explained the process of vacant unit choices, and the one-out-of-every-five transfer rule.

Ms. Mullis requested a Resident Handbook. Ms. Censabella gave Ms. Mullis and Mr. Deschenes a Resident Handbook and a Median Area Income Schedule.

Mr. Deschenes stated that he would like to add to the end of “any time the family experiences an income increase” statement, located on page 23, f. 1, a slash and the word decrease. He stated that this sentence refers to an increase or decrease in income and should be stated as such.

Ms. Censabella stated that this is a standard HUD form and that she may not be able to change it. She explained the services and programs that are available to residents that will allow them to enhance their economic and social self-sufficiency.

Mr. Fleig further explained these services and programs.

Ms. Censabella explained the crime and drug prevention activities the NHA has undertaken or plans to undertake.

Ms. Censabella turned the meeting over to Mr. Forrester.

Mr. Forrester explained the Capital Fund Program (CFP) 501-05 and the Replacement Reserve. Replacement Reserve is money that is set aside and is used for large projects such as the Bronstein site improvements project. CFP 501-05 funding is not approved yet; items may change due to funding.

Mr. Forrester explained each line item in depth.

Ms. Mullis asked what the energy audit is about in CFP 501-05.

Mr. Forrester answered that the energy audit is being performed to calculate the energy input of each unit. The engineer will check the lighting, windows, insulation, and water in boilers, etc.

Mr. Fleig stated that energy audits are required by HUD every five years and NHA has to conduct one this year. NHA will hire an engineer, and he will give the Authority suggestions about saving energy and money on utility bills. This energy audit can be paid with CFP funds.

Mr. Deschenes asked about the carpet replacement at Temple Street Manor.

Mr. Forrester told him that these carpets would be replaced all at once.

Mr. Fleig explained the process in which items are completed and if the NHA does not get enough money under CFP, the work item is pushed back to a later year in the five-year plan.

Mr. Forrester asked if there were any questions. He explained that CFP 501-04 contains the modernization of 120 kitchens and bathrooms at nine developments. No questions were asked at this time. He stated that CFP 501-02 and CFP 501-03 are almost completely expended.

Mr. Doucette stated that the window replacement for Arel Manor, scheduled in year two, is desperately needed. He stated that he would like several copies of the Resident Handbook to hand out at the Resident Association Meeting.

Ms. Censabella explained the Section 8 and Public Housing income guidelines and income qualifications to Mr. Deschenes.

The Resident Advisory Board meeting adjourned at 3:20 p.m.

Annual Statement/Performance and Evaluation Report on Replacement Reserve Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary CFP: NH36-P002-501-02

HA Name NASHUA HOUSING AUTHORITY	Submission (mark one) <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance & Evaluation for Program Year Ending <u>03/31/05</u>	<input checked="" type="checkbox"/> Revised Annual Statement (Revision No. 1)
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Section 1: Replacement Reserve Status	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$3,040	\$4,134
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	0	0
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	0	4,134
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-50075-SA) (CFP501-02)	0	311,620
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)	0	0
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)	0	315,754

Section 2: Replacement Reserve Withdrawal Report	Estimated Cost	Actual Cost	
Complete this section if there is withdrawal/expenditure activity. Summary by Account (6200 subaccount)	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved	0	0	0
2. 1406 Operations	0	0	0
3. 1408 Management Improvements	0	0	0
4. 1410 Administration	0	0	0
5. 1415 Liquidated Damages	0	0	0
6. 1430 Fees and Costs	0	0	0
7. 1440 Site Acquisition	0	0	0
8. 1450 Sites Improvement	0	0	0
9. 1460 Dwelling Structures	0	0	0
10. 1465 Dwelling Equipment - Nonexpendable	0	0	0
11. 1470 Nondwelling Structures	0	0	0
12. 1475 Nondwelling Equipment	0	0	0
13. 1485 Demolition	0	0	0
14. 1495 Relocation Costs	0	0	0
15. 1498 Mod Used for Development	0	0	0
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)	0	0	0
17. 1420.7 Replacement Reserve Interest Income	(0)	(0)	(0)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	0	0	0
19. Amount of line 16 related to LBP Activities	0	0	0
20. Amount of line 16 related to Section 504 Compliance	0	0	0
21. Amount of line 16 related to Emergencies	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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**Annual Statement/Performance and
Evaluation Report on Replacement Reserve**

**U. S. Department of Housing
and Urban Development**

Part II: Supporting Pages

Office of Public and Indian Housing

Capital Fund Program (CFP)

CFP: NH36-P002-501-02

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <u>1/</u>
			Original	Revised <u>1/</u>	Funds Obligated <u>1/</u>	Funds Expended <u>1/</u>	
NH 2-6 Bronstein	Site Improvements	1450	311,620	305,754	0	0	
	Fees and costs-Site Improvements	1430	0	10,000			
	Subtotal		311,620	315,754	0	0	
GRAND TOTAL			311,620	315,754	0	0	

1/ To be completed at the end of the program year.

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

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 5) Date 03/31/05
 Performance and Evaluation Report for Period Ending: 03/31/05 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	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	\$22,390	\$22,390	\$22,390	\$22,390
4	1410 Administration	106,446	106,446	106,446	106,446
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	71,965	71,965	71,965	57,387
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	513,487	513,487	513,487	513,487
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	38,550	38,550	38,550	38,550
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	311,620	311,620	311,620	311,620
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant (Sum of lines 2 - 20)	\$1,064,458	\$1,064,458	\$1,064,458	\$1,049,880
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$173,809	\$173,809	\$173,809	\$173,256

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-1 Maynard Homes	Roof Repairs JC Com. Center	1470	1 bldg.	0	0	0	0	Completed: 12/13/04 Corriveau \$167,025 See Part III
	Fees and costs-roof	1430		0	0	0	0	
	Replace exterior sewage lines	1450	12 bldgs.	0	0	0	0	
	Fees and costs-sewage lines	1430		0	0	0	0	
	Subtotal				\$0	\$0	\$0	
NH 2-2 Vagge Village	Refrigerator replacement	1465.1	50	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-3 Ledge Street	Storage Sheds	1470	30 units	38,550	38,550	38,550	38,550	
	Add new parking	1450	4000 SF	0	0	0	0	
	Fees and costs-parking	1430		0	0	0	0	
	Install parking lot lighting	1450	4 lights	0	0	0	0	
	Re-caulk buildings	1460	7 bldgs.	0	0	0	0	
	Repair siding	1460	7 bldgs.	89,374	89,374	89,374	89,374	
	Subtotal			\$127,924	\$127,924	\$127,924	\$127,924	
NH 2-5 Sullivan Terrace North	Replace existing boilers/DHW System	1460	10 units	0	0	0	0	
	Fees and costs	1430		0	0	0	0	
	Replace hallway carpets (floors 2-8)	1460	10,000SF	0	0	0	0	
	Replace existing siding	1460		12,131	12,131	12,131	12,131	
	Replace closet doors	1460	276 doors	40,863	40,863	40,863	40,863	
	Subtotal			\$52,994	\$52,994	\$52,994	\$52,994	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-6 Bronstein	Bulkheads replacement	1460	6	0	0	0	0	Completed: 01/31/05 SAM Mech. See Part III Completed: 01/31/05 Flecchia Eng. Contract: 03/08/05 Northern Arch. \$47,500, continued to 501-04 Contract: 04/02/03 KNA \$46,750, continued to 501-04
	Exterior painting - doors/trim	1460	18000LF	0	0	0	0	
	Replace existing boilers/DHW	1460	3 bldgs.	75,220	75,220	75,220	75,220	
	Fees and costs-boilers/DHW	1430		9,215	9,215	9,215	8,662	
	Replace baseboard heat	1460	3000 LF	0	0	0	0	
	Fees and costs-baseboard	1430		0	0	0	0	
	Replace bathrooms	1460	48 units	0	0	0	0	
	Fees and costs-bathrooms	1430		0	14,025	14,025	0	
	Site improvements	1450		0	0	0	0	
	Fees and costs-S.I. feasibility study	1430		46,750	32,725	32,725	32,725	
Subtotal				\$131,185	\$131,185	\$131,185	\$116,607	
NH 2-7 Sullivan Terrace South	Community Room Improvements	1460	1 bldg.	0	0	0	0	See Part III Completed: 01/31/05 Flecchia Eng.
	Upgrade hallway ventilation system	1460	1 unit	0	0	0	0	
	Fees and costs-ventilation	1430		0	0	0	0	
	New Generators/transfer switch	1460	1 bldg.	0	0	0	0	
	Fees and costs-generators	1430		0	0	0	0	
	Replace existing DHW System	1460	1 bldg.	See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-DHW	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
	Replace carpets in hallways (floors 2-9)	1460	8000 SF	0	0	0	0	
Subtotal				See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
NH 2-10E Arel Manor	Repair Walkways	1450	200 LF	0	0	0	0	Completed: 03/04/03 Roumbakis Completed: 09/27/04 Ferd Const. Completed:06/05/03 Nash Wallpaper Completed:08/24/04 Turnstone Corp \$203,173 continued 501-03 &502-03 Completed: 08/24/04 Northern Arch. Design Group
	Add. Ext. Lighting-parking lot/walkways	1450		0	0	0	0	
	Paint interior entrances/hallways	1460	1 bldg.	22,500	22,500	22,500	22,500	
	Install rear entryway overhangs	1460	1 bldg.	9,746	9,746	9,746	9,746	
	Replace carpets in hallways/common areas	1460	24,000SF	36,386	36,386	36,386	36,386	
	Upgrade elevators	1460	3	147,017	147,017	147,017	147,017	
	Fees and costs-elevators	1430		16,000	16,000	16,000	16,000	
	Subtotal				\$231,649	\$231,649	\$231,649	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-10F Lake Street	Replace patio doors	1460	8 units	0	0	0	0	Completed: 06/25/04 Roumbakis Completed: 12/13/04 Corriveau \$167,025 See Part III
	Paint exterior buildings	1460	2 bldgs.	31,250	31,250	31,250	31,250	
	Replace decks	1460	3	49,000	49,000	49,000	49,000	
	Subtotal			\$80,250	\$80,250	\$80,250	\$80,250	
NH 2-10F Fossa Avenue	Replace patio doors	1460	6 units	0	0	0	0	Completed: 06/25/04 Roumbakis Completed: 12/13/04 Corriveau
	Paint exterior buildings	1460	2 bldgs.	See above	See above	See above	See above	
	Replace decks	1460	2	See above	See above	See above	See above	
	Subtotal			See above	See above	See above	See above	
NH 2-10F Rochette Avenue	Replace patio doors	1460	4 units	0	0	0	0	Completed: 06/25/04 Roumbakis Completed: 12/13/04 Corriveau
	Paint exterior buildings	1460	3 bldgs.	See above	See above	See above	See above	
	Replace decks	1460	4	See above	See above	See above	See above	
	Subtotal			See above	See above	See above	See above	
NH 2-11 Temple Manor	Replace Heating/DHW system	1460	43 units	0	0	0	0	
	Fees and costs	1430		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-13 Major Drive	Stove replacement	1465.1	10	0	0	0	0	
	Refrigerator replacement	1465.1	10	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-15 Whitney Street	Construct trash enclosure	1470	1	0	0	0	0	
	Replace bathrooms	1460	4 units	0	0	0	0	
	Fees and costs-bathrooms	1430		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-15F Pine Street	Paint exterior buildings	1460	3 bldgs.	See 2-10F	See 2-10F	See 2-10F	See 2-10F	Completed: 06/25/04 Roumbakis Completed: 06/25/04 Roumbakis
	Paint common hallway areas	1460	3 bldgs.	See 2-10F	See 2-10F	See 2-10F	See 2-10F	
	Subtotal			See 2-10F	See 2-10F	See 2-10F	See 2-10F	
NH 2-16 Fairmount Street	Upgrade exterior existing lighting	1460		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-20 Flagstone Drive	Replace hot water tanks	1460	2 units	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
	Management Improvements	1408		\$22,390	\$22,390	\$22,390	\$22,390	Software training
	Replacement Reserve	1490		\$311,620	\$311,620	\$311,620	\$311,620	See HUD Form 52842
	Contingency	1502		\$0	\$0	\$0	\$0	
	Administration	1410						
	Modernization Manager			\$52,864	\$52,864	\$52,864	\$52,864	
	Executive Director			4,786	4,786	4,786	4,786	
	Deputy Director for Central Admin.			3,557	3,557	3,557	3,557	
	Facilities Manager			4,275	4,275	4,275	4,275	
	Accountant			2,012	2,012	2,012	2,012	
	Purchasing Coordinator			6,135	6,135	6,135	6,135	
	Executive Secretary			2,067	2,067	2,067	2,067	
	Modernization Assistant			27,803	27,803	27,803	27,803	
	Sundry: Adv., Admin., Trailer			2,947	2,947	2,947	2,947	
	Subtotal			\$106,446	\$106,446	\$106,446	\$106,446	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-1 Maynard Homes	9/30/2004	N/A	N/A	9/30/2005	N/A	N/A	
NH 2-2 Vagge Village	9/30/2004	N/A	N/A	9/30/2005	N/A	N/A	
NH 2-3 Ledge Street	9/30/2004	8/15/2004	6/30/2004	9/30/2005	8/15/2005	9/30/2004	Corriveau \$167,025 Item continued to 501-03 NH 2-2, NH 2-10, NH 2-13, NH 2-20
NH 2-5 Sullivan Terrace North	9/30/2004	8/15/2004	6/30/2004	9/30/2005	8/15/2005	9/30/2004	
NH 2-6 Bronstein	9/30/2004	8/15/2004	8/15/2004	9/30/2005	8/15/2005		SAM \$84,880, PM MacKay & Accurate Plumbing \$12,759, Item continued to 501-03 NH 2-6
NH 2-7 Sullivan Terrace South	9/30/2004	8/15/2004	8/15/2004	9/30/2005	8/15/2005		SAM \$84,880, PM MacKay & Accurate Plumbing \$12,759, Item continued to 501-03 NH 2-6
NH 2-10E Arel Manor	9/30/2004	8/15/2004	3/31/2004	9/30/2005	8/15/2005	12/30/2004	
NH 2-10F Lake Street	N/A	8/15/2004	6/30/2004	N/A	8/15/2005	9/30/2004	Corriveau \$167,025 Item continued to 501-03 NH 2-2, NH 2-10, NH 2-13, NH 2-20

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-10F Fossa Ave.	N/A	8/15/2004	6/30/2004	N/A	8/15/2005	9/30/2004	Corriveau \$167,025 Item continued to 501-03 NH 2-2, NH 2-10, NH 2-13, NH 2-20
NH 2-10F Rochette Ave.	N/A	8/15/2004	6/30/2004	N/A	8/15/2005	9/30/2004	Corriveau \$167,025 Item continued to 501-03 NH 2-2, NH 2-10, NH 2-13, NH 2-20
NH 2-11 Temple Manor	N/A	N/A	N/A	N/A	N/A	N/A	
NH 2-13 Major Drive	9/30/2004	N/A	N/A	9/30/2005	N/A	N/A	
NH 2-15 Whitney St.	9/30/2004	N/A	N/A	9/30/2005	N/A	N/A	
NH 2-15 Pine Street	9/30/2004	8/15/2004	6/30/2004	9/30/2005	8/15/2005	9/30/2004	
NH 2-16 Fairmount St.	N/A	N/A	N/A	N/A	N/A	N/A	
NH 2-20 Flagstone Drive	9/30/2004	N/A	N/A	9/30/2005	N/A	N/A	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 3) Date 03/31/05

Performance and Evaluation Report for Period Ending: 03/31/05 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	0	0	0	0
2	1406 Operations	\$39,257	\$40,188	\$39,257	\$39,257
3	1408 Management Improvements	50,000	75,598	75,598	28,359
4	1410 Administration	85,031	85,031	85,031	85,031
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	27,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	5,425	5,425	5,425	5,425
10	1460 Dwelling Structures	553,095	271,800	271,800	207,925
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	77,410	75,270	75,270	67,901
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	297,000	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	13,094	0	0	0
21	Amount of Annual Grant (Sum of lines 2 - 20)	\$850,312	\$850,312	\$552,381	\$433,898
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$36,907	\$22,419	\$22,419	\$7,170

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number						Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No:				NH36-P002-501-03		2003	
		Replacement Housing Factor Grant No:							
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	
				Original	Revised	Funds Obligated	Funds Expended		
NH 2-1 Maynard Homes	Roof repairs JC Com. Center	1470	1 bldg.	25,810	26,170	26,170	21,301	Completed:01/07/05 D&D Restoration \$42,047 D&D Restoration 1460&1470 Completed: 02/18/05 Crowe & Sons Electrical Corp.	
	Fees and costs	1430		0	0	0	0		
	Replace cellar entrance roofs	1460	3 bldgs.	15,877	15,877	15,877	13,787		
	Install ground-fault interrupters (GFI's)	1460	12 bldgs.	23,511	22,511	22,511	0		
	Subtotal			\$65,198	\$64,558	\$64,558	\$35,088		
NH 2-2 Vagge Village	Storage Sheds	1470	10	46,600	46,600	46,600	46,600	Completed:12/13/04 Corriveau Painting \$167,025 See Part III Completed:01/07/05 D&D Restoration	
	Replace 101 Major Drive roof	1470	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1		
	Subtotal			\$46,600	\$46,600	\$46,600	\$46,600		
NH 2-3 Ledge Street	Install GFI's Community Building	1470	1 bldg.	0	0	0	0	Not to be done at this time Completed: 08/27/04 Gate City Fence	
	Replace playground fence	1450	300 LF	5,425	5,425	5,425	5,425		
	Subtotal			\$5,425	\$5,425	\$5,425	\$5,425		
NH 2-5 Sullivan Terrace North	Replace closet doors	1460	276 doors	148,238	148,238	148,238	148,238	Completed: 09/14/04 Eclipse Con. \$189,101 Item continued from 501-02 Completed: 02/18/05 Crowe & Sons Completed: 12/21/04 ThyssenKrupp Elevator	
	Replace existing boilers/DHW	1460	10 units	0	0	0	0		
	Fees and costs - boilers/DHW	1430		0	0	0	0		
	Install ground-fault interrupters (GFI's)	1460	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1		
	Modify elevators	1460	2	10,000	5,388	5,388	5,388		
Subtotal			\$158,238	\$153,626	\$153,626	\$153,626			
NH 2-6 Bronstein	Replace flooring	1460	57600 SF	0	0	0	0	Completed 01/31/05 SAM Mechanical See Part III To Replacement Reserve To Replacement Reserve Completed: 02/18/05 Crowe & Sons Completed: 02/18/05 Crowe & Sons Electrical Corp.	
	Vestibule repairs	1460	48 units	0	0	0	0		
	Replace exterior doors	1460	6 bldgs.	0	0	0	0		
	Bulkheads replacement	1460	6	0	0	0	0		
	Exterior painting - doors/trim	1460	18000LF	0	0	0	0		
	Replace existing boilers/DHW	1460	3 bldgs.	17,127	22,419	22,419	7,170		
	Fees and costs - boilers/DHW	1430		0	0	0	0		
	Site improvements	1450		0	0	0	0		
	Replace kitchens	1460		250,000	0	0	0		
	Fees and costs-kitchens	1430		25,000	0	0	0		
	Install ground-fault interrupters (GFI's)	1460	6 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1		
	Install GFI's Community Building	1470	1 bldg.	See NH 2-3	1,000	1,000	0		
	Subtotal			\$292,127	\$23,419	\$23,419	\$7,170		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:						Federal FY of Grant: 2003
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-7 Sullivan Terrace South	Replace closet doors	1460	310 doors	See NH 2-5	See NH 2-5	See NH 2-5	See NH 2-5	Completed: 09/14/04 Eclipse Con.
	Install ground-fault interrupters (GFI's)	1460	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Modify elevators	1460	2	10,000	See NH 2-5	See NH 2-5	See NH 2-5	Completed: 12/21/04 ThyssenKrupp
	Subtotal			\$10,000	\$0	\$0	\$0	
NH 2-10E Arel Manor	Repair retaining wall	1450	474LF	0	0	0	0	Contract: 02/02/05 Corriveau Completed: 02/18/05 Crowe & Sons Completed: 08/24/04 Turnstone Corp \$203,173 Item continued from 501-02 & 502-03
	Fees and costs	1430		0	0	0	0	
	Replace hallway carpets	1460	24000SF	0	0	0	0	
	Paint exterior trim	1460	1 bldg.	15,000	18,750	18,750	0	
	Install ground-fault interrupters (GFI's)	1460	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Upgrade elevators	1460	3	467	467	467	467	
Subtotal			\$15,467	\$19,217	\$19,217	\$467		
NH 2-10F Lake Street	Install ground-fault interrupters (GFI's)	1460	2 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
NH 2-10F Fossa Avenue	Install ground-fault interrupters (GFI's)	1460	2 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
NH 2-10F Rochette Ave.	Install ground-fault interrupters (GFI's)	1460	3 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Replace decks	1460	3 units	2,875	2,875	2,875	2,875	Completed: 12/13/04 Corriveau
	Subtotal			\$2,875	\$2,875	\$2,875	\$2,875	\$167,025 See Part III
NH 2-11 Temple Manor	Improve Community Room ventilation	1460		0	0	0	0	Completed: 02/18/05 Crowe & Sons Completed: 02/18/05 Crowe & Sons
	Repoint bricks	1460	1 bldg.	0	0	0	0	
	Fees and costs - repoint bricks	1430		0	0	0	0	
	Install ground-fault interrupters (GFI's)	1460	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:						Federal FY of Grant: 2003
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-13 Major Drive	Storage Sheds	1470	2 sheds	See NH 2-2	See NH 2-2	See NH 2-2	See NH 2-2	Completed: 12/13/04 Corriveau Painting
	Install ground-fault interrupters (GFI's)	1460	1 bldg.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Install GFI's Community Building	1470	1 bldg.	See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Completed: 02/18/05 Crowe & Sons
	Exterior painting & interior vestibule	1460	10 units	10,000	5,275	5,275	0	Contract: 02/25/05 Avalanche Prop.
	Exterior painting Community Building	1470	1 bldg.	5,000	1,500	1,500	0	Contract: 02/25/05 Avalanche Prop.
	Subtotal			\$15,000	\$6,775	\$6,775	\$0	\$6,775 Items 1460 & 1470
NH 2-15 Atwood Court	Install ground-fault interrupters (GFI's)	1460	6 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
NH 2-15 Whitney Street	Replace bathroom	1460	4 units	20,000	0	0	0	To Replacement Reserve
	Fees and costs - bathroom	1430		2,000	0	0	0	To Replacement Reserve
	Replace siding	1460	2 bldgs.	0	0	0	0	
	Install ground-fault interrupters (GFI's)	1460	2 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			\$22,000	\$0	\$0	\$0	
NH 2-15F Pine Street	Install ground-fault interrupters (GFI's)	1460	3 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
NH 2-16 Fairmount Street	Install ground-fault interrupters (GFI's)	1460	3 bldgs.	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
NH 2-20 Forge Drive	Replace decks	1460	21 units	30,000	30,000	30,000	30,000	Completed: 12/13/04 Corriveau \$167,025 See Part III
	Site improvements - landscaping	1450		0	0	0	0	
	Install ground-fault interrupters (GFI's)	1460	22 units	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons
	Subtotal			\$30,000	\$30,000	\$30,000	\$30,000	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:						Federal FY of Grant: 2003	
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	
				Original	Revised	Funds Obligated	Funds Expended		
NH 2-20 Flagstone Drive	Replace back porch	1460	4 units	0	0	0	0	Completed: 02/18/05 Crowe & Sons	
	Replace hot water tanks	1460	2 units	0	0	0	0		
	Install ground-fault interrupters (GFI's)	1460	4 units	See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1		
	Subtotal			See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 02/18/05 Crowe & Sons	
	Management Improvements	1408		\$50,000	\$75,598	\$75,598	\$28,359	Computers/server for office	
	Contingency	1502		\$13,094	\$0	\$0	\$0		
	Administration	1410							
	Modernization Manager			\$43,459	\$43,459	\$43,459	\$43,459		
		Executive Director			3,928	3,928	3,928	3,928	
		Deputy Director for Central Admin.			2,917	2,917	2,917	2,917	
	Facilities Manager			3,512	3,512	3,512	3,512		
	Accountant			1,650	1,650	1,650	1,650		
	Purchasing Coordinator			5,034	5,034	5,034	5,034		
	Executive Secretary			1,692	1,692	1,692	1,692		
	Modernization Assistant			22,839	22,839	22,839	22,839		
	Sundry: Adv., Admin., Trailer			0	0	0	0		
	Subtotal			\$85,031	\$85,031	\$85,031	\$85,031		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-1 Maynard Homes	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
NH 2-2 Vagge Village	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007	12/31/2004	Corriveau \$167,025 Item continued from 501-02 NH 2-3, & NH 2-10 Lake, Fossa, Rochette
NH 2-3 Ledge Street	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	
NH 2-5 Sullivan Terrace North	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
NH 2-6 Bronstein	9/16/2005	9/16/2005		9/16/2007	9/16/2007		SAM \$84,880, PM MacKay & Accurate Plumbing \$12,759 Item continued from 501-02 NH 2-6 and NH 2-7
NH 2-7 Sullivan Terrace South	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
NH 2-10E Arel Manor	N/A	9/16/2005	3/31/2005	N/A	9/16/2007		
NH 2-10F Lake Street	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-10F Fossa Ave.	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	Corriveau \$167,025 Item continued from 501-02 NH 2-3, & NH 2-10 Lake, Fossa, Rochette
NH 2-10F Rochette Ave.	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	
NH 2-11 Temple Manor	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
NH 2-13 Major Drive	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007		
NH 2-15 Atwood Court	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	
NH 2-15 Whitney St.	9/16/2005	9/16/2005		9/16/2007	9/16/2007		
NH 2-15 Pine Street	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	
NH 2-16 Fairmount St.	N/A	9/16/2005	3/31/2005	N/A	9/16/2007	3/31/2005	
NH 2-20 Forge Drive	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
NH 2-20 Flagstone Drive	9/16/2005	9/16/2005	3/31/2005	9/16/2007	9/16/2007	3/31/2005	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 1) Date 03/31/05
 Performance and Evaluation Report for Period Ending: 03/31/05 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	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	\$10,000	\$10,000	\$0	\$0
4	1410 Administration	98,475	98,475	98,475	51,752
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	65,600	60,548	48,548	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	756,400	756,798	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	5,000	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	54,275	53,929	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$984,750	\$984,750	\$147,023	\$51,752
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$421,400	\$349,000	\$34,523	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004		
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	
				Original	Revised	Funds Obligated	Funds Expended		
NH 2-1 Maynard Homes	Install bathroom vents	1460	100 units	0	20,000	0	0	Requires more rapid attention	
	Fees and costs-bathroom vents	1430		0	2,000	0	0	Requires more rapid attention	
	Subtotal			\$0	\$22,000	\$0	\$0		
NH 2-6 Bronstein	Replace bathroom	1460	48 units	155,000	126,000	0	0	Contract: 03/08/05 Northern Arch. \$47,500, continued from 501-02	
	Fees and costs-bathroom	1430		15,500	34,523	34,523	0		
	Replace kitchen	1460	48 units	0	167,000	0	0	Deferred from 501-03	
	Fees and costs-kitchen	1430		0	See above	See above	See above	Contract: 03/08/05 Northern Arch.	
	Fees and costs-asbestos testing	1430		0	2,000	0	0	Requires more rapid attention	
	Fees and costs-Site I. feasibility study	1430		0	14,025	14,025	0	Contract: 04/02/03 KNA \$46,750, continued from 501-02	
Relocation costs	1495.1		0	5,000	0	0			
Subtotal				\$170,500	\$348,548	\$48,548	\$0		
NH 2-10E Arel Manor	Paint exterior trim	1460	1 bldg.	0	1,798	0	0	Contract: 02/02/05 Corriveau Item continued from 501-03	
	Subtotal			\$0	\$1,798	\$0	\$0		
NH 2-10 Lake Street	Replace kitchen	1460	8 units	51,000	32,000	0	0	Contract: 03/08/05 Northern Arch.	
	Replace bathroom	1460	8 units	36,000	24,000	0	0		
	Fees and costs-kitchen & bathroom	1430		8,700	See NH 2-6	See NH 2-6	See NH 2-6		
	Fees and costs-asbestos testing	1430		0	1,000	0	0		Requires more rapid attention
	Stain decks	1460	3 decks	0	2,500	0	0		Requires more rapid attention
Subtotal				\$95,700	\$59,500	\$0	\$0		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-10 Rochette Avenue	Replace kitchen	1460	6 units	38,000	24,000	0	0	Contract: 03/08/05 Northern Arch. Requires more rapid attention Requires more rapid attention
	Replace bathroom	1460	6 units	27,000	18,000	0	0	
	Fees and costs-kitchen & bathroom	1430		6,500	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Stain decks	1460	4 decks	0	2,500	0	0	
	Subtotal				\$71,500	\$45,500	\$0	
NH 2-10 Fossa Avenue	Replace kitchen	1460	8 units	51,000	32,000	0	0	Contract: 03/08/05 Northern Arch. Requires more rapid attention Requires more rapid attention
	Replace bathroom	1460	8 units	35,000	24,000	0	0	
	Fees and costs-kitchen & bathroom	1430		8,600	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Stain decks	1460	2 decks	0	2,500	0	0	
	Subtotal				\$94,600	\$59,500	\$0	
NH 2-13 Major Drive	Exterior painting & interior vestibule	1460	10 units	0	3,000	0	0	Contract: 02/25/05 Avalanche Prop. Item continued from 501-03
	Subtotal			\$0	\$3,000	\$0	\$0	
NH 2-15 Atwood Court	Replace bathroom	1460	7 units	31,000	21,000	0	0	Contract: 03/08/05 Northern Arch. Requires more rapid attention
	Fees and costs-bathroom	1430		3,100	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Subtotal			\$34,100	\$22,000	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-15 Whitney Street	Replace bathroom	1460	4 units	0	12,000	0	0	Deferred from 501-03 Contract: 03/08/05 Northern Arch. Requires more rapid attention
	Fees and costs-bathroom	1430		0	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Subtotal			\$0	\$13,000	\$0	\$0	
NH 2-15 Pine Street	Replace bathroom	1460	6 units	0	18,000	0	0	Requires more rapid attention Contract: 03/08/05 Northern Arch. Requires more rapid attention
	Fees and costs-bathroom	1430		0	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Subtotal			\$0	\$19,000	\$0	\$0	
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	63,000	40,000	0	0	Contract: 03/08/05 Northern Arch. Requires more rapid attention
	Replace bathroom	1460	10 units	45,000	30,000	0	0	
	Fees and costs-kitchen & bathroom	1430		10,800	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Subtotal			\$118,800	\$71,000	\$0	\$0	
NH 2-20 Forge Drive	Replace kitchen	1460	22 units	132,000	88,000	0	0	Contract: 03/08/05 Northern Arch. Requires more rapid attention Requires more rapid attention
	Replace bathroom	1460	22 units	92,400	66,000	0	0	
	Fees and costs-kitchen & bathroom	1430		12,400	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		0	1,000	0	0	
	Stain decks	1460	22 decks	0	2,500	0	0	
	Subtotal			\$236,800	\$157,500	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
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
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements	1408		\$10,000	\$10,000	\$0	\$0	Computers for office
	Contingency	1502		\$54,275	\$53,929	\$0	\$0	
	Administration	1410						
	Modernization Manager		\$50,330	\$50,330	\$50,330	\$26,450		
	Executive Director		4,550	4,550	4,550	2,391		
	Deputy Director for Central Admin.		3,378	3,378	3,378	1,775		
	Facilities Manager		4,067	4,067	4,067	2,137		
	Accountant		1,910	1,910	1,910	1,004		
	Purchasing Coordinator		5,830	5,830	5,830	3,064		
	Executive Secretary		1,960	1,960	1,960	1,030		
	Modernization Assistant	26,450	26,450	26,450	13,901			
	Sundry: Adv., Admin., Trailer	0	0	0	0			
	Subtotal			\$98,475	\$98,475	\$98,475	\$51,752	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-1 Maynard Homes	N/A	9/13/2006		N/A	9/13/2008		
NH 2-6 Bronstein	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-10E Arel Manor	N/A	9/13/2006		N/A	9/13/2008		
NH 2-10F Lake Street	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-10F Rochette Ave.	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-10 Fossa Avenue	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-13 Major Drive	N/A	9/13/2006		N/A	9/13/2008		
NH 2-15 Atwood Court	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-15 Whitney Street	N/A	9/13/2006		N/A	9/13/2008		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-15 Pine Street	N/A	9/13/2006		N/A	9/13/2008		
NH 2-16 Fairmount St.	9/13/2006	9/13/2006		9/13/2008	9/13/2008		
NH 2-20 Forge Drive	9/13/2006	9/13/2006		9/13/2008	9/13/2008		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Nashua Housing Authority						[] Original 5-Year Plan [X] Revision No: 5
Development Number/Name HA-Wide	Year 1 FFY 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009	
	Annual Statement					
NH 2-1 Maynard Homes		\$159,000	\$0	\$105,000	\$130,000	
NH 2-2 Vagge Village		10,000	0	0	0	
NH 2-3 Ledge Street		130,000	0	0	40,000	
NH 2-5 Sullivan Terrace North		0	0	45,000	0	
NH 2-6 Bronstein		175,000	0	280,000	275,000	
NH 2-7 Sullivan Terrace South		0	0	144,000	0	
NH 2-10E Arel Manor		180,000	750,000	60,000	250,000	
NH 2-10F Lake Street		0	0	11,000	10,000	
NH 2-10F Fossa Avenue		0	0	29,000	10,000	
NH 2-10F Rochette Avenue		0	0	8,000	8,000	
NH 2-11 Temple Manor		126,000	0	19,400	0	
NH 2-13 100 Major Drive		0	0	30,000	0	
NH 2-15 Atwood Street		30,000	0	0	30,000	
NH 2-15 Whitney Street		0	0	800	0	
NH 2-15 Pine Street		20,000	0	1,000	0	
NH 2-16 Fairmount Street		0	0	21,500	0	
NH 2-20 Flagstone Drive		0	0	0	0	
NH 2-20 Forge Drive		0	0	32,000	30,000	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Nashua Housing Authority						[] Original 5-Year Plan [X] Revision No: 5
Development Number/Name HA-Wide	Year 1 FFY 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009	
	Annual Statement					
Physical Improvements Subtotal		\$830,000	\$750,000	\$786,700	\$783,000	
Management Improvements		0	0	0	0	
HA-Wide Nondwelling Structures and Equipment		0	0	15,000	0	
Administration		98,475	98,475	98,475	98,475	
Other		56,275	136,275	84,575	103,275	
CFP Funds Listed for 5-year planning		\$984,750	\$984,750	\$984,750	\$984,750	
Replacement Housing						
Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2005	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-1 Maynard Homes Replace exterior sewage lines Fees and costs-sewage lines Exterior painting-doors/trim	12 bldgs 100 units	140,000 14,000 19,000	NH 2-11 Temple Manor Replace heating/DHW system Fees and costs	43 units	126,000 12,600
	NH 2-2 Vagge Village Exterior painting-door/trim and interior vestibule	50 units	10,000	NH 2-15 Pine Street Replace windows and interior walls	6 units	20,000
	NH 2-3 Ledge Street Replace windows	30 units	130,000	NH 2-15 Atwood Court Replace windows	7 units	30,000
	NH 2-6 Bronstein Replace windows	48 units	175,000			
	NH 2-10E Arel Manor Replace windows	110 units	180,000			
				Total CFP Estimated Cost		\$856,600
	Subtotal of Estimated Cost		\$668,000			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2005	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost	
Annual Statement	NH 2-10E Arel Manor Replace kitchen Fees and costs-kitchen Replace bathroom Fees and costs-bathroom	110 units 110 units	450,000 40,000 300,000 30,000				
	Subtotal of Estimated Cost			\$820,000	Total CFP Estimated Cost		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-1 Maynard Homes Additional exterior building lighting	12 bldgs	25,000	NH 2-10 Fossa Avenue Install culvert	1	7,000
	Replace front/rear doorways, frames, thresholds	100 units	80,000	Replace patio doors	6 units	21,000
	NH 2-2 Vagge Village 504 Compliance-convert for handicap accessible Major Drive office-front entryway	1 bldg	15,000	Install deadbolts	6 units	1,000
	NH 2-5 Sullivan Terrace North Repair walkways and curbing		20,000	NH 2-10 Rochette Avenue Replace patio doors	4 units	7,200
	Resurface driveways		25,000	Install deadbolts	4 units	800
	NH 2-6 Bronstein Install courtyard	48 units	280,000	NH 2-11 Temple Manor Replace common area carpets	5000 SF	19,400
	NH 2-7 Sullivan Terrace South Upgrade elevator	2	100,000	NH 2-13 Major Drive 504 Compliance-convert for handicap accessible front and back entryways	1 bldg	30,000
	New generator/transfer switch	1	44,000	NH 2-15 Pine Street Install deadbolts	6 units	1,000
	Fees and costs-generator/switch		4,400	NH 2-15 Whitney Street Install deadbolts	4 units	800
	NH 2-10E Arel Manor Repair retaining wall		18,000	NH 2-16 Fairmount Street Exterior lighting replacement	3 bldgs	21,500
	Fees and costs-repair retaining wall		1,800	NH 2-20 Forge Drive Resurface driveways	22 units	32,000
	504 Compliance-convert for handicap accessible front and back entryways	1 bldg	30,000			
	Install key tag entry system	1 bldg	4,000			
	Install hot water tanks w/heaters & circulator motor	2	8,000			
NH 2-10 Lake Street Replace patio doors	8 units	9,600				
Install deadbolts	8 units	1,400				
Subtotal of Estimated Cost			\$666,200	Total CFP Estimated Cost		\$807,900

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2005	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost	
Annual Statement	NH 2-1 Maynard Homes Replace domestic water lines Fees and costs-water lines	12 bldgs	130,000 13,000	NH 2-10 Rochette Avenue Replace stoves and refrigerators	6 units	8,000	
	NH 2-3 Ledge Street Additional parking lot and parking lot lighting Fees and costs-parking lot and lighting	30 units	40,000 4,000	NH 2-15 Atwood Court Rebuild chimneys	7 units	30,000	
	NH 2-6 Bronstein Install front porch	48 units	275,000	NH 2-20 Forge Drive Replace siding	11 bldgs	30,000	
	NH 2-10E Arel Manor Replace exterior sewage lines Fees and costs-sewage lines Replace closet doors Replace stoves and refrigerators	1 bldg 110 units 110 units	80,000 8,000 70,000 100,000				
	NH 2-10 Lake street Replace stoves and refrigerators	8 units	10,000	Subtotal of Estimated Cost		\$740,000	
	NH 2-10 Fossa Avenue Replace stoves and refrigerators	8 units	10,000	Total CFP Estimated Cost		\$808,000	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) Date 03/31/05

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	\$98,475			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	34,500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	135,500			
10	1460 Dwelling Structures	496,500			
11	1465.1 Dwelling Equipment - Nonexpendable	123,000			
12	1470 Nondwelling Structures	18,000			
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	1499 Development Activities	0			
19	1501 Collateralization Expenses or Debt Service	0			
20	1502 Contingency	78,775			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$984,750			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$27,500			

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:					2005	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-1 Maynard Homes	Replace bulkhead doors	1460	9 bldgs	13,500				
	Repair and paint storage sheds	1470	26	8,000				
	Additional roof repairs JC Com. Ctr.	1470	1 bldg.	10,000				
	Fees and costs-energy audit	1430	12 bldgs	500				
	Subtotal			\$32,000				
NH 2-2E Vagge Village	Replace stoves	1465.1	50 units	25,000				
	Boiler replacement - Major Dr. office	1460	1	10,000				
	Fees and costs-boiler Major Dr. office	1430		1,000				
	Fees and costs-e. audit Major Dr. office	1430		500				
	Fees and costs-energy audit Vagge	1430		500				
Subtotal			\$37,000					
NH 2-3 Ledge Street	Fees and costs-energy audit	1430		500				
	Subtotal			\$500				
NH 2-5E Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	20,000				
	Replace stoves	1465.1	96 units	48,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$68,500				
NH 2-6 Bronstein	Replace bulkhead doors	1460	6 bldgs	9,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$9,500				

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:					2005	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-7E Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	16,000				
	Siding repairs	1460	1 bldg.	50,000				
	Replace stoves	1465.1	100 units	50,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$116,500				
NH 2-10E Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	20,000				
	Site improvements	1450		110,500				
	Fees and costs-site improvements	1430		10,000				
	Install middle rear entrance overhang	1460	1	15,000				
	Add. community room lighting	1460		1,000				
	Fees and costs-energy audit	1430		500				
Subtotal			\$157,000					
NH 2-10F Lake Street	Fees and costs-energy audit	1430		500				
	Subtotal			\$500				
NH 2-10F Fossa Avenue	Fees and costs-energy audit	1430		500				
	Subtotal			\$500				
NH 2-10F Rochette Avenue	Fees and costs-energy audit	1430		500				
	Roof repairs	1460		10,000				
	Subtotal			\$10,500				

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:					2005	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-11E Temple Manor	Replace unit carpets	1460	43 units	44,000				
	Repoint bricks	1460	1 bldg.	170,000				
	Fees and costs-repoint bricks	1430		14,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$228,500				
NH 2-13E Major Drive	Replace boiler	1460	1	8,000				
	Fees and costs-energy audit	1430		500				
	Replace outside lights	1450	10	5,000				
	Subtotal			\$13,500				
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	20,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$20,500				
NH 2-15 Whitney Street	Foundation repairs and leveling	1460	4 units	16,000				
	Replace bulkhead door	1460	1	1,500				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$18,000				
NH 2-15 Pine Street	Fees and costs-energy audit	1430		500				
	Subtotal			\$500				

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:					2005	
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-16 Fairmount Street	Fees and costs-energy audit	1430		500				
	Subtotal			\$500				
NH 2-20 Forge Drive	Replace bulkhead doors	1460	11 bldgs.	16,500				
	Install gutters-front and back	1460	1100LF	30,000				
	Replace thresholds and front steps	1460	22 units	40,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$87,000				
NH 2-20 Flagstone Drive	Replace bulkhead doors	1460	4 units	6,000				
	Fees and costs-energy audit	1430		500				
	Subtotal			\$6,500				
	Contingency	1502		\$78,775				
	Administration	1410						
	Modernization Manager			\$50,330				
	Executive Director			4,550				
	Deputy Director for Central Admin.			3,378				
	Facilities Manager			4,067				
	Accountant			1,910				
	Purchasing Coordinator			5,830				
	Executive Secretary			1,960				
	Modernization Assistant			26,450				
	Sundry: Adv., Admin., Trailer			0				
	Subtotal			\$98,475				

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-1 Maynard Homes	2007			2009			
NH 2-2E Vagge Village							
NH 2-3 Ledge Street							
NH 2-5E Sullivan Terrace North							
NH 2-6 Bronstein							
NH 2-7E Sullivan Terrace South							
NH 2-10E Arel Manor							
NH 2-10F Lake Street							
NH 2-10F Fossa Avenue							

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH 2-10F Rochette Avenue							
NH 2-11E Temple Manor							
NH 2-13E Major Drive							
NH 2-15 Atwood Court							
NH 2-15 Whitney Street							
NH 2-15 Pine Street							
NH 2-16 Fairmount Street							
NH 2-20 Forge Drive							
NH 2-20 Flagstone Drive							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report Date 11/30/04

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	\$16,946	\$16,946	\$16,946	\$16,946
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	6,829	6,829	6,829	6,829
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	145,689	145,689	145,689	145,689
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant (Sum of lines 2 - 20)	\$169,464	\$169,464	\$169,464	\$169,464
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$90,000	\$90,000	\$90,000	\$90,000

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Nashua Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P002-502-03 Replacement Housing Factor Grant No:						Federal FY of Grant: 2003
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
				Original	Revised	Funds Obligated	Funds Expended	
NH 2-3 Ledge Street	Replace siding	1460	6 bldgs.	90,000	90,000	90,000	90,000	Completed: 04/30/04 Maling LLC \$179,374, item continued from 501-02
	Subtotal			\$90,000	\$90,000	\$90,000	\$90,000	
NH 2-10E Arel Manor	Upgrade elevators	1460	3	55,689	55,689	55,689	55,689	Completed:08/24/04 Turnstone Corp \$203,173, item continued from 501-02 and 501-03
	Subtotal			\$55,689	\$55,689	\$55,689	\$55,689	
	Contingency	1502		\$0	\$0	\$0	\$0	
	Administration	1410						
	Modernization Manager				\$3,490	\$3,490	\$3,490	
	Executive Director			316	316	316	316	
	Deputy Director for Central Admin.			234	234	234	234	
	Facilities Manager			282	282	282	282	
	Accountant			133	133	133	133	
	Purchasing Coordinator			404	404	404	404	
	Executive Secretary			136	136	136	136	
	Modernization Assistant			1,834	1,834	1,834	1,834	
	Sundry: Adv., Admin., Trailer			0	0	0	0	
	Subtotal			\$6,829	\$6,829	\$6,829	\$6,829	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Nashua Housing Authority			Grant Type and Number Capital Fund Program Grant No: NH36-P002-502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NH 2-3 Ledge Street	2/12/2006	2/12/2006	3/31/2004	2/14/2008	2/14/2008	6/30/2004	Work item continued from 501-02	
NH 2-10E Arel Manor	2/12/2006	2/12/2006	3/31/2004	2/14/2008	2/14/2008	9/30/2004	Work item continued from 501-02 and 501-03	

**CAPITAL FUND PROGRAM (CFP)
EXECUTIVE SUMMARY**

CFP 501-05

Statement of Modernization Strategy

This is the Nashua Housing Authority's (NHA) 14th year submitting its Capital Improvement Plan to the U. S. Department of Housing and Urban Development (HUD).

CFP 501-01: All projects for this grant have been completed. The NHA has expended all funds in CFP 501-01, and the grant is closed out.

CFP 501-02: With this grant, the NHA completed many projects. NHA installed storage sheds and new siding at NH 2-3, Ledge Street Homes (Eleventh Street). Decks were replaced at NH 2-10, Lake Street, Fossa Avenue and Rochette Avenue. Replaced were NH 2-6, Bronstein Apartments and NH 2-7, Sullivan Terrace South boilers. NH 2-10, Arel Manor elevators were upgraded along with new hallway carpets, interior common area painting and installation of rear entry overhangs. Exterior painting was completed at NH 2-10, Lake Street, Fossa Avenue, Rochette Avenue, and NH 2-15, Pine Street. All funds for this grant are now expended, and the NHA is beginning the process of closing out this grant.

CFP 501-03: Ground fault circuit interrupter (GFI) electrical outlets were installed at NHA's 16 developments. NHA replaced closet doors at NH 2-5, Sullivan Terrace North and NH 2-7, Sullivan Terrace South. Storage sheds were installed at NH 2-2, Vagge Village and NH 2-13, 100 Major Drive. A new roof was installed at NH 2-2, Vagge Village, 101 Major Drive. NH 2-1, Maynard Homes had cellar entrance roofs replaced and the John Collins Community Center's roof was repaired. Replacement decks were installed at NH 2-20, Forge Drive. A new playground fence was installed at NH 2-3, Ledge Street (Eleventh Street).

Other planned projects include: NH 2-10, Arel Manor and NH 2-13, 100 Major Drive exterior painting. Upon completion of these work items, CFP 501-03 will be closed out in the fall of 2005.

CFP 501-04: A large portion of this grant will be used to fund asbestos testing and the kitchen and bathroom replacement projects scheduled for NH 2-6, Bronstein Apartments, NH 2-10, Lake Street, Fossa Avenue, Rochette Avenue, NH 2-15, Atwood Court, Whitney Street, Pine Street, NH 2-16, Fairmount Street and NH 2-20, Forge Drive. NH 2-1, Maynard Homes will receive new bathroom power vents. Scheduled to be stained are the previously installed decks at NH 2-10, Lake Street, Fossa Avenue, Rochette Avenue, and NH 2-20, Forge Drive.

CFP 501-05: Projects planned for this grant are: Replacement of bulkhead doors at NH 2-1, Maynard Homes, NH 2-6, Bronstein, NH 2-15, Whitney Street, NH 2-20, Forge Drive and Flagstone Drive; repair of storage sheds at NH 2-1, Maynard Homes; stove replacement at NH 2-2, Vagge Village, NH 2-5, Sullivan Terrace North, and NH 2-7, Sullivan Terrace South; an energy audit is planned for all NHA developments; replacement of hallway carpets at NH 2-5, Sullivan Terrace North and NH 2-7, Sullivan Terrace South; new hot water boilers at NH 2-2, Vagge Village, 101 Major Drive and NH 2-13, 100 Major Drive. Exterior lighting is planned for NH 2-13, 100 Major Drive and NH 2-10, Arel Manor. A new parking lot and a rear middle entrance overhang are planned for NH 2-10 Arel Manor. Other scheduled projects are: Exterior door replacement at NH 2-15, Atwood Court; unit carpet replacement and exterior brick re-pointing at NH 2-11, Temple Manor; NH 2-20, Forge Drive will be receiving new thresholds and front steps as well as rain diverters for the roofs.

CFP 502-03: All projects for this grant have been completed. The NHA has expended all funds in CFP 502-03, and the grant is closed out.

Replacement Reserve: The NH 2-6, Bronstein Apartments Redevelopment Project will be requiring more funds than can be budgeted in one grant. The NHA has placed some CFP 501-02 funds in the Replacement Reserve account and will be adding some CFP 501-03 funds to the account in order to fund

a contract for the entire site improvement project. Site improvements would include: Additional parking lot; outside lights; trees; sidewalks; and grounds work over a four-acre worksite. The NHA presently has an architectural/engineering firm developing a specification for the contractor bid package.

Partnership Process

NHA notified, on March 24, 2005, all residents, Resident Advisory Board, Commissioners, local public officials, and other interested parties in writing of the CFP 501-05 application. Residents and Resident Association Presidents were mailed a list of work items to consider for prioritization, and they were asked to add work items, with prioritization, or delete any planned items from the lists. NHA encouraged Resident Association Presidents to meet with residents at their buildings to review and discuss the lists. All lists were to be returned to the NHA before April 7, 2005.

On April 25, 2005, NHA staff met to review submissions of the work item lists to include the work items in the CFP Five Year Plan.

On May 26, 2005, NHA mailed to Commissioners, local public officials, and Resident Advisory Board a copy of the PHA Annual Plan, which included the CFP draft application. A memo was mailed to interested parties and Section 8 residents and NHA distributed flyers to all Public Housing residents and Resident Association Presidents indicating they could pick up a copy of the PHA Annual Plan/CFP draft application at either the main office at 40 East Pearl Street or the satellite office at 101 Major Drive. NHA posted copies of the draft application at the developments that have bulletin boards. This memo also included a reminder that the Public Hearing for PHA Annual Plan/CFP 501-05 application was scheduled to take place at 5:30 p.m. on Thursday, June 9, 2005, at the 100 Major Drive Community Building.

On June 2, 2005, the NHA held a Resident Advisory Board meeting to discuss the PHA Annual Plan/CFP 501-05 draft application. NHA discussed the Plan in depth. No changes were made to the draft application plan. A copy of the meeting minutes is on file at the NHA and is included as part of the PHA Annual Plan.

Public Hearing

The NHA held a Public Hearing on Thursday, June 9, 2005, at 5:30 p.m. in the Community Room at 100 Major Drive. As noted above, the NHA invited all Public Housing residents, Section 8 residents, Resident Advisory Board, Resident Association Presidents, Commissioners, local public officials, and other interested parties to attend the Hearing and offer comment on the application. NHA advertised the Public Hearing in the local newspaper in order to solicit the maximum exposure to the event.

Nineteen people attended the Public Hearing; thirteen residents, one Alderman, one Commissioner, one Resident Advisory Board member, and three NHA staff members. A copy of the meeting minutes is on file at the NHA and is included as part of the PHA Annual Plan.

Local Government Participation

The NHA sent a letter to Bernard A. Streeter, Mayor of the City of Nashua, the Board of Aldermen, and other public officials indicating the timeframe and the process involved in updating the Five Year Plan and the draft application. NHA solicited their comments and participation in the process. The packets that were mailed included the work item lists that we distributed to the residents at each development. NHA provided a draft of the PHA Annual Plan/CFP application to the Board of Commissioners, Mayor Streeter, Resident Advisory Board, and Nashua Community Development Division on May 26, 2005. NHA also requested their attendance at the Public Hearing. The list of people and organizations that received the above information is on file at the NHA. NHA distributed flyers to all of its Public Housing residents and Resident Association Presidents and mailed letters to interested parties and Section 8 residents stating a copy of the Plan is available for review at either the main office at 40 East Pearl Street or the satellite office at 101 Major Drive.

Administrative Expenses

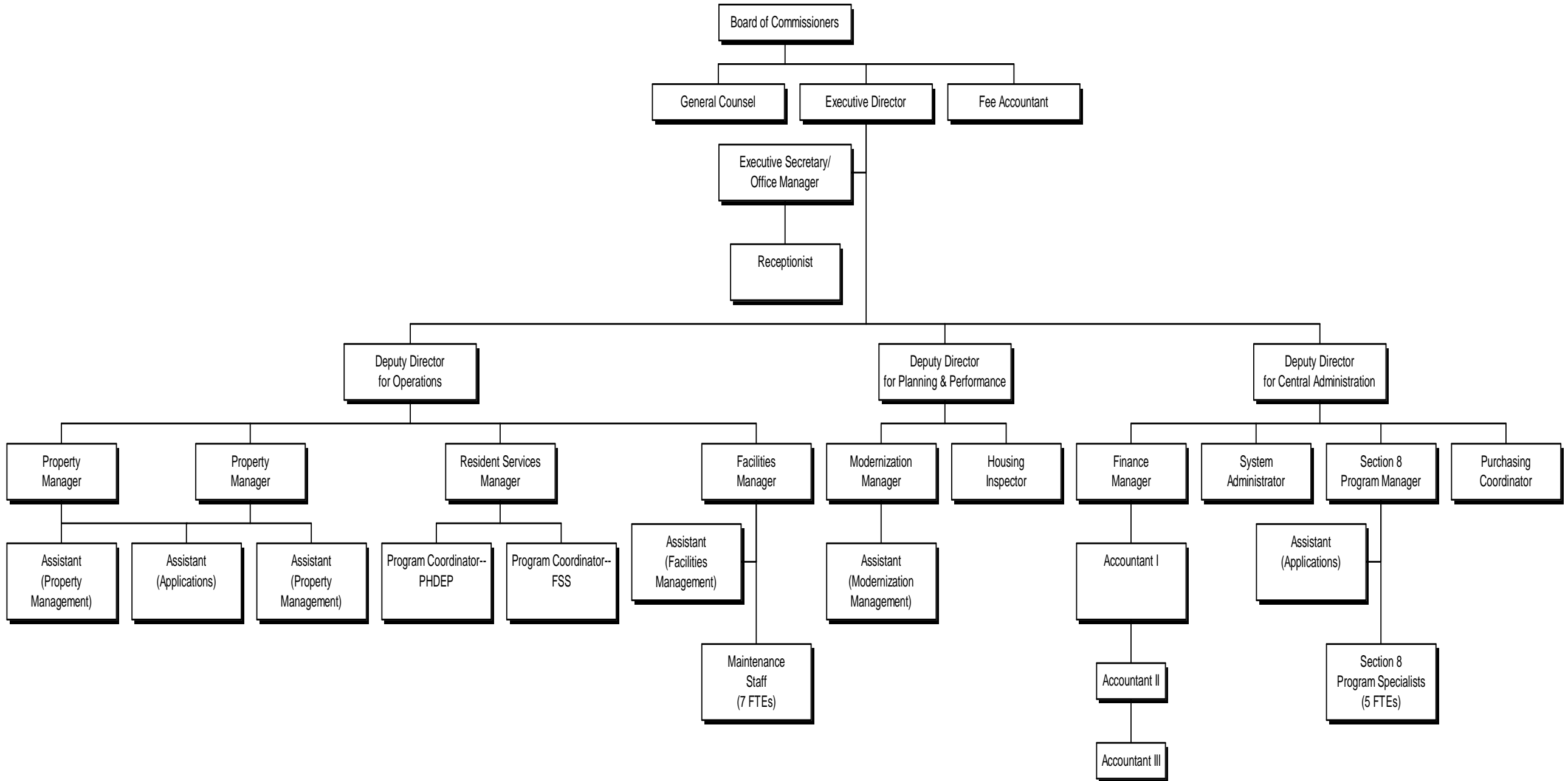
The NHA will allocate salary and benefit expenses to the CFP based on the percentage of time spent on the program. The allocation is as follows:

<u>Position</u>	<u>Percentage</u>	<u>Allocation</u>
Modernization Manager	100.0	\$50,330
Executive Director	5.7	4,550
Deputy Director for Central Administration	6.4	3,378
Facilities Manager	8.6	4,067
Accountant	5.8	1,910
Purchasing Coordinator	19.6	5,830
Executive Secretary	5.1	1,960
Modernization Assistant	100.0	26,450
Sundry: Advertising, Administration costs, Postage		0

Summary of General Issues

Nineteen people attended the NHA Public Hearing. Residents who attended the Public Hearing learned about the PHA Annual Plan/CFP from the NHA staff who thoroughly addressed all questions and concerns. The estimated CFP funding amount for this year was reviewed and discussed with the attendees. The comments received from the attendees were primarily directed at either ongoing or planned improvements for the CFP application and the scope of work involved with these work items.

Nashua Housing Authority Chart of Organization



**Attachment J
(nh002j01)**

**NASHUA HOUSING AUTHORITY
PHA ANNUAL PLAN
Public Hearing Minutes
Thursday, June 9, 2005
5:30 p.m.
Major Drive Community Room**

Nineteen people attended the Public Hearing; thirteen residents, one Alderman, one Commissioner, one Resident Advisory Board member, and three NHA staff members.

Ms. Censabella, Deputy Director for Operations, welcomed and thanked everyone for attending. She explained that the Public Hearing is held to review the NHA Annual Plan/Capital Fund Program (CFP) and receive input, comments, and feedback from NHA residents and the general public.

Ms. Censabella stated that the Nashua Housing Authority (NHA), in the next five years, plans to implement housing security improvements, which has already started to take effect. She explained the Eisenhower Foundation Grant, which is funding a program, that includes a partnership between the Nashua Police Department (NPD), Nashua School Department, and the NHA. NPD will be patrolling NHA developments three shifts per day, seven days per week. The NPD calls the new NHA sector the "Charlie Sector".

Ms. Censabella stated that the NHA has been awarded a three-year Resident Opportunity and Self Sufficiency (ROSS) grant through HUD. NHA will be promoting economic self-sufficiency through education for individual development, increased income or assist Public Housing residents with individual development accounts to make a down payment on a home. NHA is now working with HUD on the start-up of this program but has not received the funding yet.

Ms. Censabella introduced Mr. Forrester, the NHA's Modernization Manager.

Mr. Forrester introduced Paul Deschenes, a member of the NHA Board of Commissioners.

Mr. Forrester explained the CFP requirements and work items. He explained that the 100 Major Drive painting project would begin next week. NHA currently has an architect/engineer working on the kitchens and bathrooms replacement for Lake Street, Fossa Avenue, Rochette Avenue, Bronstein Apartments, Atwood Court, Whitney Street, Pine Street, Fairmount Street, and Forge Drive. CFP 501-05 work items for next year will be: Installation of new stoves at Vagge Drive; boiler replacement at 101 Major Drive office; painting and repairing sheds at Maynard Homes; roof repairs at John Collins Community Center; new hallway carpets at Sullivan Terrace North and Sullivan Terrace South; site improvements, installation of exterior lighting and middle rear entrance overhang will be done at Arel Manor; installation of new unit carpets and re-pointing of bricks at Temple Manor; replacement of boiler and installation of exterior lights at 100 Major Drive; Atwood Court will be receiving new doors and frames; Whitney Street and Forge Drive will have the bulkhead doors replaced and rain diverters installed on the buildings; Forge Drive will receive new thresholds and front steps; and Flagstone Drive will receive new bulkhead doors.

Mr. Forrester explained the CFP Replacement Reserve account. He stated that Bronstein Apartments is in need of approximately \$600,000 for site improvements. NHA now has

\$311,000 in Replacement Reserve and will be adding another \$297,000. This is an account in which funds are held in reserve for a large project.

A resident asked what type of painting job 100 Major Drive would be receiving.

Mr. Forrester explained that aluminum siding would be installed on the fascia, and the contractor will paint eaves at entry areas, and inside vestibules and doors.

A resident asked when new bathrooms would be installed at 100 Major Drive.

Mr. Forrester stated that he would check out the need for new bathrooms at the Major Drive development.

Residents asked about fixing windows, lawn care, and other maintenance related issues. Mr. Forrester asked residents to call the Maintenance Department with those types of concerns.

Ms. Censabella stated that a new landscaper has been hired and will be here on Monday.

One resident from Arel Manor requested unit carpets. Mr. Forrester said the NHA replaced carpets about four years ago.

Mr. Forrester explained the difference between CFP work items and maintenance work items.

A resident asked when new bathrooms would be done at Vagge Drive.

Mr. Forrester stated he would look into it.

There being no further comments or questions, Ms. Censabella thanked everyone for attending the Public Hearing. She said that if anyone had any questions at any time, to feel free to call her and/or Mr. Forrester for assistance.

The Public Hearing adjourned at 6:00 p.m.

Attachment k
(nh002k01)

Brief Statement of Progress in Meeting 5-Year Plan Mission and Goals

The Nashua Housing Authority (NHA) applied for and received the Resident Opportunities and Self-Sufficiency (ROSS) – Family Program grant in the amount of 203,330. This will enable the NHA to provide residents a Family Investment center to support first-time homebuyers, provide education and counseling, promote self-sufficiency, and empower them to attain their goals.

Additionally, the NHA is working with the Nashua School Department, Nashua Police Department, and the Police Athletic League (PAL) through the Eisenhower Foundation Program grant to track children in public housing with their educational endeavors and provide them with social activities through the PAL Community Center. This Program will also provide three daily shifts of added security to all Public Housing developments. There is essentially an entirely new upper management staff at NHA.

The NHA continues to operate as a high performer through SEMAP and has been scored a Standard Performer through PHAS/REAC. This agency will strive to increase its PHAS scores over the coming years.

The NHA continues to operate its programs to ensure equal opportunity and affirmatively further fair housing.