

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2006
PHA Name: Watertown Housing Authority

December 13, 2005
Submission to HUD
MA093v01

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Watertown

PHA Number: MA93

PHA Fiscal Year Beginning: (mm/yyyy) 01/2006

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: **50**
Number of S8 units: **156**

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Thomas Wade, Exec. Dir.
TDD:

Phone: 1-617-923-3950
Email (if available): watertownh@aol.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies—NOT APPLICABLE
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership—NOT APPLICABLE
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Significant Amendment/Substantial Deviation**
- 10. Emergency Funding Information**
- 11. Federal Public Housing Preferences—Procedural Guide**
- 12. Section 8 Preferences—Procedural Guide**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace;*

Form HUD-50071, *Certification of Payments to Influence Federal Transactions;* and

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO—NOT APPLICABLE**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component. **NO—NOT APPLICABLE**

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)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **Town of Watertown**

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

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

The Watertown Housing Authority (WHA), through its Executive Director, sits on the Watertown Housing Partnership. In this role, the WHA plays a major part and is a significant stakeholder in making decisions affecting affordable housing in the Town.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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	Related Plan Component
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: 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
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method 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
✓	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
✓	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
✓	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary 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 (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
✓	Federal Public Housing Preferences—Procedural Guide.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Preferences—Procedural Guide.	Annual Plan: Eligibility, Selection, and Admissions Policies

N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watertown		Grant Type and Number CFP Capital Fund Program Grant No: MA06P03501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/05				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	61,805.00		0	0
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	61,805.00		0	0
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				

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:WATERTOWN		Grant Type and Number CFP Capital Fund Program Grant No:MA06PO93501-04 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	
93-1	Flat roof replacement* * utilizing multiple year funding	1460		200,000*		0	0	planned

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: WATERTOWN		Grant Type and Number CFP Capital Fund Program No: MA06P093501-04 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
93-1	9/2006			9/2007			

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Watertown		Grant Type and Number CFP Capital Fund Program Grant No: MA06P03501-05 Replacement Housing Factor Grant No:			Projected CFP	Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
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	69,226.00		0	0	
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	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	69,226.00		0	0	
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					

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:WATERTOWN		Grant Type and Number CFP Capital Fund Program Grant No:MA06PO93501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005 Projected CFP		
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	
93-1	Flat roof replacement* * utilizing multiple year funding	1460		200,000*		0	0	planned

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: WATERTOWN			Grant Type and Number CFP Capital Fund Program No: MA06P093501-05 Replacement Housing Factor No:			Federal FY of Grant: 2005 Projected CFP	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
93-1	9/2007			9/2008			

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watertown		Grant Type and Number CFP Capital Fund Program Grant No: MA06P03501-06 Projected CFP Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	69,226.00			
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	69,226.00			
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				

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:WATERTOWN		Grant Type and Number CFP Capital Fund Program Grant No:MA06PO93501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 Projected CFP		
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	
93-1	Flat roof replacement* * utilizing multiple year funding	1460		200,000*		0	0	planned

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: WATERTOWN			Grant Type and Number CFP Capital Fund Program No: MA06P093501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006 Projected CFP	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
93-1	9/2008			9/2009			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name WATERTOWN			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY:2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant:2009 PHA FY:2009	Work Statement for Year 5 FFY Grant:2010 PHA FY:2010
MA093-01 100 WARREN STREET	Annual Statement				
		FLAT ROOF REPLACEMENT	FLAT ROOF REPLACEMENT	FLAT ROOF REPLACEMENT	
				EXTERIOR FACADE	EXTERIOR FACADE
CFP Funds Listed for 5-year planning	346,130*	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
	* multiple years of funding				
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2007 FFY Grant:2007 PHA FY:2007			Activities for Year: 2008 FFY Grant: 2008 PHA FY:2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>100 WARREN ST MA93-1</i>	<i>FLAT ROOF REPLACEMENT</i>	200,000*	<i>SAME</i>	<i>FLAT ROOF REPLACEMENT</i>	200,000*
Annual Statement	* FUNDING NEEDED IN EXCESS OF CFP ALLOTMENT.					
Total CFP Estimated Cost			\$200,000*			\$200,000*

8. Capital Fund Program Five-Year Action Plan

Activities for Year :2009 FFY Grant: 2009 PHA FY:2009			Activities for Year:2010 FFY Grant: 2010 PHA FY:2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>SAME</i>	<i>FLAT ROOF REPLACEMENT</i>	200,000*	<i>SAME</i>	<i>EXTERIOR FACADE</i>	4,500,000*
	<i>EXTERIOR FACADE</i>	200,000*			
* FUNDING NEEDED IN EXCESS OF CFP ALLOTMENT.					
Total CFP Estimated Cost		\$400,000*			\$4,500,000*

9. Significant Amendment/Substantial Deviation

The Watertown Housing Authority (WHA) considers one or more of the following to be a *Significant Amendment* or *Substantial Deviation/Modification* to an already submitted Agency Plan:

1. Discretionary changes in rent determination or waiting list preferences.
2. A decision to undertake an Elderly/Disabled Designated Housing Plan (DHP).
3. A change in any open Annual Capital Fund Program (CFP) that modifies or changes the work items by greater than 20% of the total grant amount.
4. Establishment of new and/or substantively revised policies and procedures that have not previously been submitted as part of the current or previous years' Agency Plans.
5. Any other substantive activities undertaken that have a major affect on resident households (e.g., the conversion of public housing units to Section 8 vouchers).

In the case where there is a *Significant Amendment* or *Substantial Deviation/Modification* to an already submitted Agency Plan, the WHA will:

- a. Consult with the Resident Advisory Board.
- b. Review consistency of the change with the Consolidated Plan.
- c. Allow a 45-day public review period of the amendments, modifications, and deviations.
- d. After the public review period, conduct an open meeting for Board approval of the amendments, modifications, and deviations.
- e. Resubmit the Agency Plan to HUD with the amendments, modifications, and deviations.

10. Emergency Funding Information

During the next year, the Watertown Housing Authority will seek emergency funding from HUD to correct serious problems at Warren Apartments MA 93-1. While the funding needed is unclear at this time pending updated cost estimates, in 2002, the costs to perform the necessary repairs was in excess of \$3 million. Failure to correct these serious problems will pose a serious risk to the integrity of this development and its occupancy.

A brief excerpt from the Executive Summary of the 2002 Report is as follows:

Warren Apartments MA93-1, managed by the Watertown Housing Authority, is an elderly housing complex built in the early/mid 1980s and consists of one 4-story building and one 5-story building connected by a single-story community building. Leakage through the exterior walls was initially observed after completion of original construction. Extensive repairs were reportedly performed in 1987. However, leakage has persisted at various locations after the repairs were completed.

The Watertown Housing Authority (WHA), in conjunction with HUD, retained Gale Associates, Inc. (Gale) to evaluate the building envelope (exterior walls and windows) of Building A. Gale's evaluation focused on the cause, origin and effect of water infiltration into the building. Gale previously performed a similar evaluation on Building B, which included a report submission dated January 30, 2002.

Building A is a steel-framed structure with concrete floor slabs and foundation. Exterior walls have cement plaster, insulation, and gypsum board placed over light-gauge steel framing connected to the building structure. Vinyl-covered, wood-framed windows, aluminum-framed sliding glass doors, and air conditioning units penetrate the exterior walls.

Gale's evaluation consisted of original drawing and document review, site observations, controlled leak testing, exploratory test cuts into walls, laboratory testing of materials, and cost estimates. Based on our investigation and experience with similar projects, Gale's conclusions are as follows:

- The low slope IRMA/EPDM roof system is nearing the end of service life. Removal and replacement should be budgeted for within 2-5 years.
- The existing stucco wall system is in a failed condition due to uncontrolled moisture infiltration. Removal and replacement of the wall assembly is recommended. Windows and sliding glass doors should also be considered for replacement.
- The exterior wall framing, which utilizes light-gauge steel stud, complies with the current building code. However, the top and bottom connections to the building structure do not appear to comply and additional fasteners are needed. Corroded members from wall leakage will require replacement.

11. Federal Public Housing Preferences—Procedural Guide

Watertown Housing Authority

Federal Public Housing Admissions Preferences

The Watertown Housing Authority (WHA) has adopted preferences, including former federal preferences, for admission to Federal Public Housing.

Within the preference structure, date and time shall be the key determinant. In other words, for applicants with equal preference, the applicant with the earliest application date and time shall be selected first.

The WHA has adopted the following preferences for admission to Federal Public Housing:

1st Applicants who live and/or work in the jurisdiction.

Applicants claiming this preference must provide written evidence (e.g., lease, payroll stub, etc.) that they live and/or work in Watertown.

2nd Applicants with former “federal preferences”, as follows:

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

Applicants claiming this preference must provide written evidence (e.g., eviction notice, condemnation of property, disability related issue, etc.) that they have been or are about to be involuntarily displaced.

(b) Victims of domestic violence.

Applicants claiming this preference must provide written evidence (e.g., restraining order, etc.) from the Police Dept., Probation Dept., District Attorney’s Office, or other judicial/law enforcement entity that they are a victim of domestic violence.

(c) Substandard housing.

Applicants claiming this preference must provide written evidence (e.g., building and/or health and safety code violations, etc.) that they are living in substandard housing.

(d) High rent burden.

Applicants claiming this preference must provide written evidence both in terms of income (e.g., pay stubs, etc.) and rent (e.g., lease, rent statements, etc.) that they have a high rent burden, meaning more than 50% of their income is utilized for rent.

3rd Applicants who contribute to meeting income requirements (targeting).

The WHA’s goal is to meet the federal targeting requirements by targeting 40% of all new admissions to public housing to families at or below 30% of median area income and 60% of all new admissions to public housing to families above 30% of median area income. Depending on the income characteristics of its population at any point in time, applicants may be eligible for this preference.

11. Federal Public Housing Preferences—Procedural Guide

How Admissions Preferences Work for Federal Public Housing

In order to better understand how admissions preferences work, the following examples are offered. Remember, within each “category”, date and time is the deciding factor for applicants with equal preferences. Furthermore, before proceeding from one category to another, all applicants in the “higher category” must be housed or otherwise determined ineligible. For example, before going to the “Housed 2nd Category,” all applicants in the “Housed 1st Category” must be placed or determined ineligible. This methodology would apply to all categories with Housed 2nd placed or dealt with before Housed 3rd and so on and so forth.

Federal Public Housing applicants should be housed (or dealt with) in the following sequence:

Housed 1st: Applicants who live and/or work in the jurisdiction, with a former federal preference, and who contribute to meeting income requirements.

Housed 2nd: Applicants who live and/or work in the jurisdiction, with a former federal preference.

Housed 3rd: Applicants who live and/or work in the jurisdiction, and contribute to meeting income requirements.

Housed 4th: Applicants who live and/or work in the jurisdiction.

Housed 5th: Applicants who DO NOT live and/or work in the jurisdiction, with a former federal preference, and who contribute to meeting income requirements.

Housed 6th: Applicants who DO NOT live and/or work in the jurisdiction, with a former federal preference.

Housed 7th: Applicants who DO NOT live and/or work in the jurisdiction, and contribute to meeting income requirements.

Housed 8th: All other Applicants who DO NOT live and/or work in the jurisdiction and have no other preference.

12. Section 8 Program Preferences—Procedural Guide

Watertown Housing Authority

Section 8 Program Admissions Preferences

The Watertown Housing Authority (WHA) has adopted preferences, including former federal preferences, for admission to the Section 8 Program.

Within the preference structure, date and time shall be the key determinant. In other words, for applicants with equal preference, the applicant with the earliest application date and time shall be selected first.

The WHA has adopted the following preferences for admission to the Section 8 Program:

1st Applicants who live and/or work in the jurisdiction.

Applicants claiming this preference must provide written evidence (e.g., lease, payroll stub, etc.) that they live and/or work in Watertown.

2nd Applicants with former “federal preferences”, as follows:

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

Applicants claiming this preference must provide written evidence (e.g., eviction notice, condemnation of property, disability related issue, etc.) that they have been or are about to be involuntarily displaced.

(b) Victims of domestic violence.

Applicants claiming this preference must provide written evidence (e.g., restraining order, etc.) from the Police Dept., Probation Dept., District Attorney’s Office, or other judicial/law enforcement entity that they are a victim of domestic violence.

(c) Substandard housing.

Applicants claiming this preference must provide written evidence (e.g., building and/or health and safety code violations, etc.) that they are living in substandard housing.

How Section 8 Admissions Preferences Work

In order to better understand how admissions preferences work, the following examples are offered. Remember, within each “category”, date and time is the deciding factor for applicants with equal preferences. Furthermore, before proceeding from one category to another, all applicants in the “higher category” must be housed or otherwise determined ineligible. For example, before going to the “Housed 2nd Category,” all applicants in the “Housed 1st Category” must be placed or determined ineligible. This methodology would apply to all categories with Housed 2nd placed or dealt with before Housed 3rd and so on and so forth.

12. Section 8 Program Preferences—Procedural Guide

Section 8 Program applicants should be housed (or dealt with) in the following sequence:

Housed 1st: Applicants who live and/or work in the jurisdiction and with a former federal preference.

Housed 2nd: Applicants who live and/or work in the jurisdiction.

Housed 3rd: Applicants who DO NOT live and/or work in the jurisdiction but who DO HAVE a former federal preference.

Housed 4th: All other Applicants who DO NOT live and/or work in the jurisdiction and have no other preference.