

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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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 to certain 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.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

## Streamlined Annual Plan for Fiscal Year 2006

**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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Nashua Housing Authority

**PHA Number:** NH002

**PHA Fiscal Year Beginning:** 10/2006

**PHA Programs Administered:**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 662    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 758 S8 HCV  
 40 SRO

**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:				

**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 (**101 Major Drive**)
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- PHA development management offices (**101 Major Drive**)
- 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 (**101 Major Drive**)
- Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2006 - 2010

[24 CFR Part 903.12]

#### **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) **92**
  - Improve voucher management: (SEMAP score) **96**
  - 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**

- PHA Goal: 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:
  - 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, sexual orientation, 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, sexual orientation, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**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. The NHA is currently reviewing bids from landscape contractors for services that may include Spring Clean-Up, Seasonal Lawn Upkeep, and Fall Clean-Up. Availability of funding must be reviewed to determine the ability of hiring a contractor to service NHA properties.**

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection, and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

## **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

### **1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

#### **A. 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.

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2055		107
Extremely low income <=30% AMI	1820	89%	
Very low income (>30% but <=50% AMI)	210	10%	
Low income (>50% but <80% AMI)	26	1%	
Families with children	915	45%	
Elderly families	237	12%	
Families with Disabilities	661	32%	
White/Non-Hispanic	1457	71%	
Black/Non-Hispanic	114	5%	
White/Hispanic	423	21%	
Black/Hispanic	22	1%	
American Indian/Alaskan	17	1%	
Asian/Pacific Islander	22	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	961 (includes 0 BR)	47%	55 (includes 0 BR)
2 BR	778	38%	19
3 BR	294	14%	22
4 BR	22	1%	10
5 BR	0	0%	1
5+ BR	0	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			
<b>Housing Needs of Families on the PHA's Waiting Lists</b>			

**Housing Needs of Families on the PHA's Waiting Lists**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	3132		
Extremely low income <=30% AMI	2690	86%	
Very low income (>30% but <=50% AMI)	434	14%	
Low income (>50% but <80% AMI)	8	<1%	
Families with children	1582	51%	
Elderly families	255	8%	
Families with Disabilities	1018	32%	
White/Non-Hispanic	2,186	70%	
Black/Non-Hispanic	187	6%	
White/Hispanic	664	21%	
Black/Hispanic	30	1%	
American Indian/Alaskan	27	1%	
Asian/Pacific Islander	38	1%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	N/A
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes



## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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 903.12 (b), 903.7 (c)]

List on the following table 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	\$793,550	PH Operations
b) Public Housing Capital Fund	\$902,552	PH Modernization
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,287,238	Tenant Based Assistance
f) Resident Opportunity and Self-Sufficiency Grants	FSS: \$20,000 ROSS: \$67,777	FSS Program Family Investment Center
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund Program	\$518,715	PH Modernization
<b>3. Public Housing Dwelling Rental Income</b>		
	\$2,254,435	PH Operations
<b>4. Other income (list below)</b>		
Excess Utilities	\$17,805	PH Operations
Non-Dwelling Rental Income	\$10,800	PH Operations
Interest Income	\$37,094	PH Operations
Other Income	\$32,140	PH Operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>		
	\$10,942,106	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **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. 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 d.

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:

d. 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 subsection (3) **Assignment**

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: **(One vacancy out of every five units that become available 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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question. (**NH 2-1 Maynard Homes**)

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table: **Please see attachment**

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## 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):
- 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 **(Present landlord's address, with signed participant release. Landlord may review family's file upon request with signed release from the family)**

### (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 NHA requires participants to report 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:

- 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)

2. 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 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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)
- 95<sup>th</sup> 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 a resident 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**

a. 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 (list/describe below) **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 sub-market
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or 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. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  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 of sub-component 5B: 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) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  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:
- e.  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:

### **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

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

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
[24 CFR Part 903.12(b), 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 below:

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):

- a.  Establishing a minimum homeowner down payment 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.
- b.  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.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009)*

#### **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. A Family Investment center was created to support first-time homebuyers, provide education and counseling, promote self-sufficiency, and empower residents to attain their goals. Five residents are participating in the first-time homebuyer program and are contributing to the Individual Development Account (IDA) Program.*

*The NHA continues to work with the Nashua School Department, Nashua Police Department, and Police Athletic League through the Eisenhower Foundation Program grant. The Nashua Police Department is no longer providing additional security at public housing developments through this program. The NHA will continue to seek funding to provide added police presence in its developments.*

*The NHA continues to operate as a high performer through SEMAP and has increased its score in PHAS/REAC from a Standard Performer to a High Performer.*

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

### **B. Criteria for Substantial Deviations and Significant Amendments**

#### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

*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.*

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

Comment regarding the need for new windows at Arel Manor

Request for HC accessible entryways at Arel Manor and a magnetic key-tag system

(Both above-items are included in the Capital Fund Program)

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Mr. Paul Deschenes**

Method of Selection:

Appointment  
**The term of appointment is until: October 14, 2008**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### **Description of Resident Election Process**

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: **N/A**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **N/A**

### **(3) 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).

#### **Consolidated Plan jurisdiction: Nashua, New Hampshire**

a. 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 list 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. **(See a. below)**
- Other: (list below)

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

**The support of homeownership programs that benefit NHA residents; supporting the development of non-profit rental housing; the City of Nashua operates a neighborhood housing investment program in areas surrounding NHA developments, supports special services to NHA residents, and addresses impediments such as flexibility in zoning, tax relief, and inclusionary zoning.**

(4) (Reserved)

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

### **10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  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:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
- d.

### **11. List of Supporting Documents Available for Review for Streamlined Five-Year/ 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<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
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	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
X	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	Annual Plan: Housing Needs



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	lists.	
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
X	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 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	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
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
X	Public Housing Community Service Policy/Programs <input checked="" 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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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
X	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
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
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. 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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:	
<input 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	See Attachments				
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—No					
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)					
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					

**12. 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:		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No:						
		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	
See Attachments								

**13. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name:		<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
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	

See Attachments

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan Part I: Summary</b>					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
See Attachments					
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					







**Nashua Housing Authority**  
**April 21, 2006**  
**Deconcentration**

<b>Median Income All Developments</b>	<b>\$16,956</b>	
<b>Deconcentration</b>	<b>\$14,412</b>	<i>85% of Median</i>
<b>Gross Income By Development</b>	<b>\$19,499</b>	<i>115% of Median</i>
<b>Development Number</b>	<b>Income Average</b>	<b>Percent of Median</b>
<b>NH 2-1</b>	\$14,135	83%
<b>NH 2-3</b>	\$18,605	109%
<b>NH 2-6</b>	\$16,117	95%
<b>NH 2-10 (family)</b>	\$12,825	75%
<b>NH 2-15</b>	\$14,860	87%
<b>NH 2-16</b>	\$13,967	82%
<b>NH 2-20</b>	\$28,186	166%

**Note:** Only 2-1 is required to be reviewed under the Deconcentration Rule. All developments have been considered in order to fully assess any concentration of low-income residents under the Rule formula.

**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.

**PET POLICY  
(ELDERLY)**

<b>I</b>	<b>EXCLUSIONS .....</b>	<b>2</b>
<b>II</b>	<b>PETS IN PUBLIC HOUSING.....</b>	<b>2</b>
<b>III</b>	<b>APPROVAL .....</b>	<b>2</b>
<b>IV</b>	<b>TYPES AND NUMBER OF PETS .....</b>	<b>2</b>
<b>V</b>	<b>INOCULATIONS .....</b>	<b>3</b>
<b>VI</b>	<b>FINANCIAL OBLIGATION OF RESIDENTS.....</b>	<b>3</b>
<b>VII</b>	<b>NUISANCE OR THREAT TO HEALTH OR SAFETY.....</b>	<b>3</b>
<b>VIII</b>	<b>DESIGNATION OF PET AREAS .....</b>	<b>3</b>
<b>iX</b>	<b>MISCELLANEOUS RULES.....</b>	<b>4</b>
<b>X</b>	<b>VISITING PETS.....</b>	<b>4</b>
<b>XI</b>	<b>REMOVAL OF PETS .....</b>	<b>5</b>

## **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 and dogs 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 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.

## **VII 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.

## **VIII 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.

## **IX 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.

## **X VISITING PETS**

Visiting pets are not allowed.

## **XI REMOVAL OF PETS**

The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from an NHA development 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 NHA's development or of other persons in the community where the development is located.

In the event of pet owner's illness or death, 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.

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(FAMILY)**

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II	PETS IN PUBLIC HOUSING .....	2
III	APPROVAL .....	2
IV	TYPES AND NUMBER OF PETS .....	2
V	INOCULATIONS .....	3
VI	FINANCIAL OBLIGATION OF RESIDENTS.....	3
VII	NUISANCE OR THREAT TO HEALTH OR SAFETY.....	3
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IX	MISCELANEOUS RULES.....	4
X	VISITING PETS.....	4
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## **PET POLICY (FAMILY)**

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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.

**Attachment E  
(NH002e01)**

**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. A Family Investment center was created to support first-time homebuyers, provide education and counseling, promote self-sufficiency, and empower residents to attain their goals. Programming under ROSS continues to operate successfully.

The NHA continues to operate as a high performer through SEMAP and has increased its score in PHAS/REAC from a Standard Performer to a High Performer.

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

Attachment F  
(NH002f01)

**RESIDENT ADVISORY BOARD MEETING**  
**Nashua Housing Authority (NHA)**  
**40 East Pearl St., Nashua, NH 03060**  
**Thursday, June 1, 2006, 2:30 p.m.**  
*Minutes of PHA Annual Plan/CFP Meeting*

In Attendance:	Paul Deschenes	STS, 57 Tyler Street, #710, Nashua, NH 03060
	Pauline Denise Dion	42 Cross Street, Apt. #1, 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
	Bethany Svenson	30 Eleventh Street, Nashua, NH 03060
	G. Hicks-Grogan	Executive Director, NHA
	Lynn Censabella	Deputy Director for Operations, NHA
	Robert Fleig	Deputy Director for Central Administration, NHA
	William Forrester	Modernization Manager, NHA

G. Hicks-Grogan had everyone introduce himself or herself. She welcomed and thanked everyone for attending. She called the meeting to order, then handed the meeting over to Ms. Censabella.

Ms. Censabella explained that the PHA Annual Plan is shorter this year, due to a good PHAS score, which allows NHA to submit a streamlined version of the Plan to HUD. She reviewed two areas where changes were made.

Ms. Censabella reviewed the "Other PHA Goals and Objectives" subject and explained these goals. NHA residents noted, during the PHAS resident survey, that the neighborhood appearances needed improvement. The NHA will be strictly enforcing the regulations within family developments regarding the upkeep of yard area and issuing citations to residents found in non-compliance. The NHA staff planned a family development cleanup day with a group called "City Year". Several development yards have already been cleaned. A landscaping service has been hired for spring cleanup and summer maintenance.

Ms. Censabella reviewed the "Additional Information" subject and explained the additional goals in the five-year plan. She explained that the NHA received the Resident Opportunity and Self Sufficiency (ROSS) grant for \$203,330. The staff for this grant is currently operating from 33 Central Street. She explained the "Family Investment Center" for first time homebuyers; to provide education, counseling, promote self-sufficiency and empower residents to attain goals. She explained the "Individual Development Account Program" (IDA); a resident puts money toward the down payment on a home and the money is matched, three-dollars to every one-dollar put in by the resident.

Ms. Censabella explained that the NHA continues to work with the school department, police department, and the Police Athletic League, through the Eisenhower Foundation Grant/Youth Safe Haven Program.

Ms. Censabella stated that NHA's Section 8 Housing Choice Voucher Program scored 96 percent on the Section 8 Management Assessment Program (SEMAP) and the public housing program scored 92 percent on the Public Housing Assessment System (PHAS). These scores allow the NHA to submit the "Streamlined" version of the PHA Annual Plan.

Ms. Swenson requested more information on the police department's role in checking on developments.

Ms. Censabella explained the types of baseline patrolling being done by the Nashua Police Department.

Ms. Mullis questioned the time frame for development renovations, in regards to Pine Street.

Ms. Hicks-Grogan stated that Pine Street renovations are starting now and the vacant units will be back on line.

Mr. Forrester stated that these units would be completed next week.

Ms. Mullis questioned “special purpose vouchers” to the elderly.

Ms. Hicks-Grogan explained that “special purpose vouchers” are not available at this time but PHAs can apply when they become available.

Ms. Mullis asked what the “minimum rent” is presently.

Ms. Censabella stated that it is fifty-dollars. If you have zero income, you still pay fifty-dollars for rent per month.

Mr. Doucette explained to Mr. Forrester the necessity of new windows at Arel Manor, as he stated last year. (Recommendations noted in Annual Plan)

Mr. Forrester explained that windows are on the Capital Fund Program (CFP) portion of the PHA Annual Plan.

Ms. Hicks-Grogan turned the meeting over to Mr. Forrester.

Mr. Forrester explained that the most outstanding change for fiscal year 2006 is the amount of the bid for the kitchen and bathroom renovations contract that was over the budget. The bid was too high so some of the current work items had to be postponed to spring of 2007. He explained when and where the kitchen and bathroom renovations project will start and which development work will be postponed.

Mr. Forrester explained CFP 501-04 and CFP 501-05 work items and explained each line item in depth. CFP 501-04 is funding the kitchen and bathroom project. CFP 501-05 is also funding the kitchen and bathroom project, Bronstein site improvements, boilers, and sewer pumps and line replacement at Arel Manor, and stoves at three developments. CFP 501-06 will fund the storage sheds for Maynard Homes, boilers for 100 and 101 Major Drive, carpeting for three developments, lighting at Arel Manor, kitchens and bathrooms for four developments, outside lights and doorbells for 100 Major Drive, doors and frames for Atwood Court and elevator work for Sullivan Terrace North.

Ms. Mullis questioned the amount of funds available from HUD for 2006.

Mr. Forrester explained that CFP 501-06 funding is not approved yet; and items may change due to funding. If the NHA does not get enough money under CFP, some work items will be pushed back to a later year in the five-year plan.

Ms. Mullis questioned where the installation of the handicapped accessible entrance doors and key tag entry system for Arel are in the plan. She stated that it is a safety issue when residents give out regular keys to lots of people. She asked where the window replacement is in the plan. (Recommendation noted in Annual Plan)

Mr. Forrester explained that the projects are listed in year 2009. He stated that, at this time, we are getting through the kitchen and bathroom renovations project, and then we can start on the other scheduled work items. Some of these projects may be moved up a year or so, depending on funding and priority needs.

Ms. Hicks-Grogan explained the way *priority* is defined and determined. All CFP projects are important, but the most serious needs are addressed first. She stated that NHA would like to do all the projects, but it depends on funding as to what and when work can be started.

Mr. Forrester stated that prices go up and funding goes down. NHA had to save up funds to start the Bronstein project.

Development maintenance issues were discussed, i.e.: planting flowers. Ms. Hicks-Grogan requested that the Resident Advisory Board members write a list of all the building issues that need to be corrected in their respective developments and submit the lists to her.

There being no other comments or questions, the Resident Advisory Board meeting adjourned at 3:15 p.m.



**Attachment G  
(NH002g01)**

**Resident Membership on Board of Commissioners**

<b>MEMBER</b>	<b>TERM EXPIRES</b>
Thomas F. Monahan 28 Swart Terrace Nashua, NH 03064	10/14/10
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
<b>Resident Member</b> Paul Deschenes 57 Tyler Street - #809 Nashua, NH 03060	10/14/08
Kathleen Donaghue 3 Jennifer Drive Nashua, NH 03062	10/14/07

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

**CFP 501-06**

**Statement of Modernization Strategy**

This is the Nashua Housing Authority's (NHA) 15<sup>th</sup> year submitting its Capital Improvement Plan to the U. S. Department of Housing and Urban Development (HUD).

CFP 501-02: All projects for this grant have been completed. The NHA has expended all funds in CFP 501-02, and the grant was closed out in the fall of 2005.

CFP 501-03: All projects for this grant have been completed. The NHA has expended all funds in CFP 501-03, and the grant was closed out in the fall of 2005.

CFP 501-04: This grant will be used to fund the kitchen and bathroom replacement project scheduled for NH 2-6, Bronstein Apartments, NH 2-20, Forge Drive, bathroom replacement for NH 2-15, Atwood Court, Whitney Street, Pine Street and installation of bathroom power vents for NH 2-1, Maynard Homes. CFP 501-05 will support the funding balance needed for the completion of these projects.

CFP 501-05: A large portion of this grant will be used to fund the replacement of boilers, and sewer pumps and lines at NH 2-10, Arel Manor. An energy audit was completed for all NHA developments. This grant will be used to; fund the stove replacement at NH 2-2, Vagge Village, NH 2-5, Sullivan Terrace North, and NH 2-7, Sullivan Terrace South, and the balance of funding needed for the kitchen and bathroom replacement project from CFP 501-04. In addition, NH 2-6, Bronstein redevelopment-site improvements project balance of funding needed, which was mostly funded through the Replacement Reserve account and the balance of funding needed for the relocation costs for residents.

CFP 501-06: Projects planned for this grant are: Kitchen and bathroom replacement for NH 2-10, Fossa Avenue, Lake Street, Rochette Avenue, and NH 2-16, Fairmount Street which will complete the kitchen and bathroom replacement effort. Other scheduled projects are: Replacement of boilers at the Major Drive satellite office building and NH 2-13 Major Drive elderly; repair and paint storage sheds at NH 2-1, Maynard Homes; replace hallway carpets at NH 2-5, Sullivan Terrace North and NH 2-7, Sullivan Terrace South; replace unit carpets at NH 2-11, Temple Manor; add exterior and interior lighting at NH 2-10, Arel Manor; replace and install outside lighting to NH 2-13 Major Drive elderly and replace doorbells; replace thresholds, exterior doors and frames at NH 2-15, Atwood Court.

Replacement Reserve: The NH 2-6, Bronstein Apartments Redevelopment Project required more funds than were available in one CFP grant. The NHA previously utilized CFP 501-02 and CFP 501-03 money to fund this Replacement Reserve account. A contractor has been selected for the entire site improvement project. Site improvements have begun which include construction for: Additional parking lot; outside lights; trees and bushes; sidewalks; curbing and grounds work over a four-acre worksite. Additional funds from CFP 501-05 are also being utilized for this site improvement project.

**Partnership Process**

The NHA, on March 13, 2006, sent written notification of the CFP 501-06 application to all residents, Resident Advisory Board, Commissioners, local public officials, and other interested parties. 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 March 27, 2006.

On April 10, 2006, NHA staff met to review submissions of the work item lists for inclusion in the CFP Five Year Plan.

On April 24, 2006, NHA mailed to Commissioners, local public officials, and Resident Advisory Board a copy of the PHA Annual Plan, which included the CFP draft application. Memos were 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 501-06 application was scheduled to take place at 5:30 p.m. on Thursday, June 8, 2006, at the 100 Major Drive Community Room.

On Thursday, June 1, 2006, the NHA held a Resident Advisory Board meeting to discuss the PHA Annual Plan/CFP 501-06 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 8, 2006, 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.

Sixteen people attended the Public Hearing; eleven residents, 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 were 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 April 24, 2006. 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:

<b><u>Position</u></b>	<b><u>Percentage</u></b>	<b><u>Allocation</u></b>
Modernization Manager	100.0	\$46,174
Modernization Assistant	50.0	13,583
Deputy Director for Central Administration	6.4	3,096
Purchasing Coordinator	19.6	4,667
Accountant	5.1	1,751
Benefits	100.0	16,855

**Summary of General Issues**

Sixteen 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.

**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 and NH36-P002-501-03

HA Name NASHUA HOUSING AUTHORITY	Submission (mark one) <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Revised Annual Statement (Revision No. 3) <input checked="" type="checkbox"/> Performance & Evaluation as of 03/31/06
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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)	\$16,472	\$16,472
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	629,226	629,226
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	(612,754)	(612,754)
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-50075-SA) (CFP501-03)	297,000	297,000
5. Replacement Reserve Balance at End of Previous Program Year (account 2830) (CFP501-02)	315,754	315,754
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)	0	0

Section 2: Replacement Reserve Withdrawal Report	Estimated Cost	Column 2 Revised	Column 3 Expended
Complete this section if there is withdrawal/expenditure activity. Summary by Account (6200 subaccount)	Column 1 Original		
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	629,226	629,226	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)	629,226	629,226	0
17. 1420.7 Replacement Reserve Interest Income	(16,472)	(16,472)	(0)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	612,754	612,754	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

**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 and NH36-P002-501-03

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	<b>ORIGINAL WORK DESCRIPTION</b>							
	Site Improvements	1450	305,754				Contract: 01/19/06 Turnstone Corporation \$721,579	
	Fees and costs-Site Improvements	1430	10,000					
	<b>NEW WORK DESCRIPTION</b>							
	Site Improvements as listed below:							
	Parking lot installation and repairs	1450	0	359,226	359,226	0		
	Curbing replacement	1450	0	60,000	60,000	0		
	Walkways installation and repairs	1450	0	100,000	100,000	0		
	Additional lighting	1450	0	50,000	50,000	0		
	Landscaping and tree installation	1450	0	60,000	60,000	0		
<b>Subtotal</b>			315,754	629,226	629,226	0		
<b>TOTAL</b>			315,754	629,226	629,226	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. )  
 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	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	71,965
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	<b>Amount of Annual Grant (Sum of lines 2 - 20)</b>	<b>\$1,064,458</b>	<b>\$1,064,458</b>	<b>\$1,064,458</b>	<b>\$1,064,458</b>
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	\$173,809

**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		\$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		Completed: 04/30/04 Maling LLC \$179,374 item continued to 502-03
	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	Completed: 07/11/03 E. Madigan Completed: 09/14/04 Eclipse \$189,101 Item continued to 501-03	
	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	9,215	
	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	14,025	
	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	\$131,185	
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	
	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	6/30/2005	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	6/30/2005	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**

<b>PHA Name:</b> Nashua Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NH36-P002-501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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

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	\$40,188	\$40,188
3	1408 Management Improvements	50,000	75,598	75,598	75,598
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	271,800
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	77,410	75,270	75,270	75,270
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	297,000	297,000	297,000
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	<b>Amount of Annual Grant (Sum of lines 2 - 20)</b>	<b>\$850,312</b>	<b>\$850,312</b>	<b>\$850,312</b>	<b>\$850,312</b>
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	\$22,419

# 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 2-1 Maynard Homes	Roof repairs JC Com. Center	1470	1 bldg.	25,810	26,170	26,170	26,170	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	15,877	
	Install ground-fault interrupters (GFI's)	1460	12 bldgs.	23,511	22,511	22,511	22,511	
	Subtotal			\$65,198	\$64,558	\$64,558	\$64,558	
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	22,419	
	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	1,000	
	Subtotal			\$292,127	\$23,419	\$23,419	\$23,419	

# 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	Completed: 05/30/05 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	18,750	
	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	\$19,217		
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	



# 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	5,275	Completed: 08/02/05 Avalanche Prop.
	Exterior painting Community Building	1470	1 bldg.	5,000	1,500	1,500	1,500	Completed: 08/02/05 Avalanche Prop.
	Subtotal			\$15,000	\$6,775	\$6,775	\$6,775	\$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
	Site improvements - landscaping	1450		0	0	0	0	\$167,025 See Part III
	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	\$75,598	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	3/31/2005	9/16/2007	9/16/2007	3/31/2005	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	6/30/2005		
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	9/30/2005	
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	3/31/2005	9/16/2007	9/16/2007	3/31/2005	
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**

<b>PHA Name:</b> Nashua Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no. 2)    Date 03/31/06

Performance and Evaluation Report for Period Ending: 03/31/06     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	\$9,706	\$8,878
4	1410 Administration	98,475	98,475	98,475	98,475
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	60,548	89,815	89,615	35,372
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	756,798	779,460	779,460	6,030
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	5,000	7,000	2,422	1,050
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	53,929	0	0	0
21	<b>Amount of Annual Grant: (sum of lines 2 - 20)</b>	<b>\$984,750</b>	<b>\$984,750</b>	<b>\$979,678</b>	<b>\$149,805</b>
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	\$349,000	\$305,000	\$305,000	\$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	20,000	15,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar Contract: 03/08/05 Northern Arch.
	Fees and costs-bathroom vents	1430		2,000	See NH 2-6	See NH 2-6	See NH 2-6	
	Subtotal			\$22,000	\$15,000	\$0	\$0	
NH 2-6 Bronstein	Replace bathroom	1460	48 units	126,000	200,000	773,430	0	Contract: 02/15/06 Gibraltar \$945,000, continued to 501-05 Contract: 03/08/05 Northern Arch. \$59,287, continued from 501-02 Contract: 02/15/06 Gibraltar Contract: 03/08/05 Northern Arch. Completed:12/09/05 Desmarais Env. Contract: 04/02/03 KNA \$46,750 Contract: 02/02/06 ALG Environ. Contract: 02/02/06 A to Z Express
	Fees and costs-bathroom	1430		34,523	45,310	45,110	29,872	
	Replace kitchen	1460	48 units	167,000	253,430	See NH 2-6	See NH 2-6	
	Fees and costs-kitchen	1430		See above	See above	See above	See above	
	Fees and costs-asbestos testing	1430		2,000	5,700	5,700	5,500	
	Fees and costs-Site I. feasibility study	1430		14,025	14,025	14,025	0	
	Fees and costs-asbestos monitoring	1430		0	24,780	24,780	0	
Relocation costs	1495.1		5,000	7,000	2,422	1,050		
Subtotal			\$348,548	\$550,245	\$865,467	\$36,422		
NH 2-10 Arel Manor	Paint exterior trim	1460	1 bldg.	1,798	1,798	1,798	1,798	Completed: 05/31/05 Corriveau Continued from 501-03
	Subtotal			\$1,798	\$1,798	\$1,798	\$1,798	
NH 2-10 Lake Street	Replace kitchen	1460	8 units	32,000	0	0	0	Deferred to 501-06 Deferred to 501-06 Contract: 03/08/05 Northern Arch. Completed:12/09/05 Desmarais Env. Deferred to year 3
	Replace bathroom	1460	8 units	24,000	0	0	0	
	Fees and costs-kitchen & bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	
	Stain decks	1460	3 decks	2,500	0	0	0	
Subtotal			\$59,500	\$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-P002-501-04 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	24,000	0	0	0	Deferred to 501-06
	Replace bathroom	1460	6 units	18,000	0	0	0	Deferred to 501-06
	Fees and costs-kitchen & bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Contract: 03/08/05 Northern Arch.
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	Completed:12/09/05 Desmarais Env.
	Stain decks	1460	4 decks	2,500	0	0	0	Deferred to year 3
	Subtotal				\$45,500	\$0	\$0	\$0
NH 2-10 Fossa Avenue	Replace kitchen	1460	8 units	32,000	0	0	0	Deferred to 501-06
	Replace bathroom	1460	8 units	24,000	0	0	0	Deferred to 501-06
	Fees and costs-kitchen & bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Contract: 03/08/05 Northern Arch.
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	Completed:12/09/05 Desmarais Env.
	Stain decks	1460	2 decks	2,500	0	0	0	Deferred to year 3
	Subtotal				\$59,500	\$0	\$0	\$0
NH 2-13 Major Drive	Exterior painting & interior vestibule	1460	10 units	3,000	4,232	4,232	4,232	Completed:08/02/05 Avalanche Prop Continued from 501-03
	Subtotal			\$3,000	\$4,232	\$4,232	\$4,232	
NH 2-15 Atwood Court	Replace bathroom	1460	7 units	21,000	15,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar
	Fees and costs-bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Contract: 03/08/05 Northern Arch.
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	Completed:12/09/05 Desmarais Env.
	Subtotal			\$22,000	\$15,000	\$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	12,000	10,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar Contract: 03/08/05 Northern Arch. Completed: 12/09/05 Desmarais Env.
	Fees and costs-bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	
	Subtotal			\$13,000	\$10,000	\$0	\$0	
NH 2-15 Pine Street	Replace bathroom	1460	6 units	18,000	10,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar Contract: 03/08/05 Northern Arch. Completed: 12/09/05 Desmarais Env.
	Fees and costs-bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	
	Subtotal			\$19,000	\$10,000	\$0	\$0	
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	40,000	0	0	0	Deferred to 501-06
	Replace bathroom	1460	10 units	30,000	0	0	0	Deferred to 501-06
	Fees and costs-kitchen & bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Contract: 03/08/05 Northern Arch.
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	Completed: 12/09/05 Desmarais Env.
	Subtotal				\$71,000	\$0	\$0	\$0
NH 2-20 Forge Drive	Replace kitchen	1460	22 units	88,000	200,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar
	Replace bathroom	1460	22 units	66,000	70,000	See NH 2-6	See NH 2-6	Contract: 02/15/06 Gibraltar
	Fees and costs-kitchen & bathroom	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6	Contract: 03/08/05 Northern Arch.
	Fees and costs-asbestos testing	1430		1,000	See NH 2-6	See NH 2-6	See NH 2-6	Completed: 12/09/05 Desmarais Env.
	Stain decks	1460	22 decks	2,500	0	0	0	Deferred to year 3
	Subtotal				\$157,500	\$270,000	\$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	
	Management Improvements	1408		\$10,000	\$10,000	\$9,706	\$8,878	
	Contingency	1502		\$53,929	\$0	\$0	\$0	
	Administration	1410						
	Modernization Manager		\$50,330	\$50,330	\$50,330	\$50,330		
	Executive Director		4,550	4,550	4,550	4,550		
	Deputy Director for Central Admin.		3,378	3,378	3,378	3,378		
	Facilities Manager		4,067	4,067	4,067	4,067		
	Accountant		1,910	1,910	1,910	1,910		
	Purchasing Coordinator		5,830	5,830	5,830	5,830		
	Executive Secretary		1,960	1,960	1,960	1,960		
	Modernization Assistant		26,450	26,450	26,450	26,450		
	Sundry: Adv., Admin., Trailer	0	0	0	0			
	Subtotal			\$98,475	\$98,475	\$98,475	\$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-P002-501-04 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	3/31/2005	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	6/30/2005	N/A	9/13/2008	6/30/2005	
NH 2-10F Lake Street	9/13/2006	9/13/2006	3/31/2005	9/13/2008	9/13/2008		
NH 2-10F Rochette Ave.	9/13/2006	9/13/2006	3/31/2005	9/13/2008	9/13/2008		
NH 2-10 Fossa Avenue	9/13/2006	9/13/2006	3/31/2005	9/13/2008	9/13/2008		
NH 2-13 Major Drive	N/A	9/13/2006	9/30/2005	N/A	9/13/2008	9/30/2005	
NH 2-15 Atwood Court	9/13/2006	9/13/2006	3/31/2006	9/13/2008	9/13/2008		
NH 2-15 Whitney Street	N/A	9/13/2006	3/31/2006	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	3/31/2006	N/A	9/13/2008		
NH 2-16 Fairmount St.	9/13/2006	9/13/2006	3/31/2005	9/13/2008	9/13/2008		
NH 2-20 Forge Drive	9/13/2006	9/13/2006	3/31/2006	9/13/2008	9/13/2008		

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Nashua Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NH36-P002-501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: 1 )    Date 03/31/06  
 Performance and Evaluation Report for Period Ending: 03/31/06     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	\$15,000	\$15,000	\$0	\$0
4	1410 Administration	90,255	90,255	90,255	40,552
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	49,000	31,530	31,530	20,550
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	116,000	195,554	95,554	0
10	1460 Dwelling Structures	441,000	450,000	171,570	0
11	1465.1 Dwelling Equipment - Nonexpendable	123,000	120,000	0	0
12	1470 Nondwelling Structures	20,000	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	213	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	48,297	0	0	0
21	<b>Amount of Annual Grant: (sum of lines 2 - 20)</b>	<b>\$902,552</b>	<b>\$902,552</b>	<b>\$388,909</b>	<b>\$61,102</b>
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	\$56,000	\$330,300	\$150,300	\$15,300

**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	10 items	20,000	0	0	0	Deferred to year 3
	Repair and paint storage sheds	1470	26 items	10,000	0	0	0	Deferred to 501-06
	Additional roof repairs JC Com. Ctr.	1470	1 bldg.	10,000	0	0	0	Deferred to year 2
	Fees and costs-energy audit	1430	12 bldgs.	1,000	15,300	15,300	15,300	Completed:11/20/05 Kilojolts Cons.
	Subtotal				\$41,000	\$15,300	\$15,300	\$15,300
NH 2-2 Vagge Village	Replace stoves	1465.1	50 units	25,000	22,000	0	0	
	Boiler replacement - Major Dr. office	1460	1 item	10,000	0	0	0	Deferred to 501-06
	Fees and costs-boiler Major Dr. office	1430		1,000	See NH 2-10	See NH 2-10	See NH 2-10	Contract: 11/29/05 EJC Engineer
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal				\$37,000	\$22,000	\$0	\$0
NH 2-3 Ledge Street	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Add. parking lot and parking lot lighting	1450		50,000	0	0	0	Deferred to year 2
	Fees and costs-parking lot and lighting	1430		5,000	0	0	0	Deferred to year 2
	Subtotal				\$56,000	\$0	\$0	\$0
NH 2-5 Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	20,000	0	0	0	Deferred to 501-06
	Replace stoves	1465.1	96 units	48,000	48,000	0	0	
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal				\$69,000	\$48,000	\$0	\$0
NH 2-6 Bronstein	Relocation costs	1495.1		0	213	0	0	
	Replace bulkhead doors	1460	6 items	15,000	0	0	0	Deferred to year 3
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Replace kitchen	1460	48 units	0	135,000	171,570	0	Contract: 02/15/06 Gibraltar
	Replace bathroom	1460	48 units	0	135,000	See above	See above	\$945,000
	Bronstein Redevelopment - Site Imp.	1450		0	95,554	95,554	0	Contract: 01/19/06 Turnstone
	Subtotal				\$16,000	\$365,554	\$267,124	\$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:		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 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	16,000	0	0	0	Deferred to 501-06
	Siding repairs	1460	1 bldg.	80,000	0	0	0	Deferred to year 2
	Fees and costs-siding repairs	1430		20,000	0	0	0	Deferred to year 2
	Replace stoves	1465.1	100 units	50,000	50,000	0	0	
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	New generator/transfer switch	1460	1	50,000	0	0	0	Deferred to year 2
	Fees and costs-generator/switch	1430		5,000	0	0	0	Deferred to year 2
<b>Subtotal</b>				\$222,000	\$50,000	\$0	\$0	
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	20,000	0	0	0	Deferred to 501-06
	Add. Int. lighting-community room	1460		1,000	0	0	0	Deferred to 501-06
	Install middle rear entrance overhang	1460	1	20,000	0	0	0	Deferred to year 2
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Replace ext. sewer pumps and lines	1450	1 bldg.	40,000	100,000	0	0	
	Install hot water tanks with heaters and circulator motor	1460	4	20,000	180,000	0	0	
	Fees and costs-boilers	1430		0	16,230	16,230	5,250	Contract: 11/29/05 EJC Engineers
<b>Subtotal</b>				\$102,000	\$296,230	\$16,230	\$5,250	
NH 2-10F Lake Street	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	<b>Subtotal</b>				\$1,000	\$0	\$0	\$0
NH 2-10F Fossa Avenue	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	<b>Subtotal</b>				\$1,000	\$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:		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 2-10F Rochette Avenue	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons. Deferred to year 3
	Roof repairs	1460		10,000	0	0	0	
	Subtotal			\$11,000	\$0	\$0	\$0	
NH 2-11 Temple Manor	Replace unit carpets	1460	43 units	44,000	0	0	0	Deferred to 501-06 Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$45,000	\$0	\$0	\$0	
NH 2-13 Major Drive	Replace boiler	1460	1	8,000	0	0	0	Deferred to 501-06 Completed:11/20/05 Kilojolts Cons. Deferred to 501-06 Deferred to 501-06 Contract: 11/29/05 EJC Engineers
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace and install outside lights	1450	10 units	6,000	0	0	0	
	Replace doorbells	1460	10 units	1,000	0	0	0	
	Fees and costs-boilers	1430		0	See NH 2-10	See NH 2-10	See NH 2-10	
	Subtotal			\$16,000	\$0	\$0	\$0	
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	40,000	0	0	0	Deferred to 501-06 Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$41,000	\$0	\$0	\$0	
NH 2-15 Whitney Street	Replace bulkhead door	1460	1 item	2,000	0	0	0	Deferred to year 3 Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$3,000	\$0	\$0	\$0	
NH 2-15 Pine Street	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			\$1,000	\$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:		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		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 11/20/05 Kilojolts Cons.
	Subtotal			\$1,000	\$0	\$0	\$0	
NH 2-20 Forge Drive	Replace bulkhead doors	1460	16 items	20,000	0	0	0	Deferred to year 3
	Install front rain diverters	1460	11 bldgs.	10,000	0	0	0	Deferred to year 3
	Replace thresholds and front steps	1460	22 units	50,000	0	0	0	Deferred to year 3
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 11/20/05 Kilojolts Cons.
	Subtotal			\$81,000	\$0	\$0	\$0	
NH 2-20 Flagstone Drive	Replace bulkhead doors	1460	2 items	4,000	0	0	0	Deferred to year 3
	Fees and costs-energy audit	1430		1,000	See NH 2-1	See NH 2-1	See NH 2-1	Completed: 11/20/05 Kilojolts Cons.
	Subtotal			\$5,000	\$0	\$0	\$0	
	Contingency	1502		\$48,297	\$0			
	Management Improvements	1408		\$15,000	\$15,000	\$0	\$0	
	Administration	1410						
	Modernization Manager			\$46,129	\$46,129	\$46,129	\$20,725	
	Executive Director			4,170	4,170	4,170	1,874	
	Deputy Director for Central Admin.			3,096	3,096	3,096	1,391	
	Facilities Manager			3,728	3,728	3,728	1,675	
	Accountant			1,751	1,751	1,751	787	
	Purchasing Coordinator			5,343	5,343	5,343	2,401	
	Executive Secretary			1,796	1,796	1,796	807	
	Modernization Assistant			24,242	24,242	24,242	10,892	
	Sundry: Adv., Admin., Trailer			0	0	0	0	
	Subtotal			\$90,255	\$90,255	\$90,255	\$40,552	



**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	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-2 Vagge Village	8/18/2007	8/18/2007		8/18/2009	8/18/2009		
NH 2-3 Ledge Street	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-5 Sullivan Terrace North	8/18/2007	8/18/2007		8/18/2009	8/18/2009		
NH 2-6 Bronstein	8/18/2007	8/18/2007		8/18/2009	8/18/2009		
NH 2-7 Sullivan Terrace South	8/18/2007	9/30/2005		8/18/2009	8/18/2009		
NH 2-10 Arel Manor	8/18/2007	8/18/2007		8/18/2009	8/18/2009		
NH 2-10F Lake Street	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-10F Fossa Avenue	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	

**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-P002-501-05 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	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-11 Temple Manor	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-13 Major Drive	8/18/2007	8/18/2007		8/18/2009	8/18/2009		
NH 2-15 Atwood Court	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-15 Whitney Street	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-15 Pine Street	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-16 Fairmount Street	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-20 Forge Drive	8/18/2007	8/18/2007	9/30/2005	8/18/2009	8/18/2009	12/31/2005	
NH 2-20 Flagstone Drive	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/18/2009	12/31/2005	

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: Nashua Housing Authority		[ ] Original 5-Year Plan [X] Revision No: 6			
Development Number/Name HA-Wide	Year 1 FFY 2006	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
	Annual Statement				
NH 2-1 Maynard Homes		\$0	\$20,000	\$80,000	\$148,000
NH 2-2 Vagge Village		10,000	0	0	0
NH 2-3 Ledge Street		110,000	0	0	0
NH 2-5 Sullivan Terrace North		0	0	45,000	0
NH 2-6 Bronstein		90,000	15,000	280,000	275,000
NH 2-7 Sullivan Terrace South		93,000	0	40,000	10,000
NH 2-10E Arel Manor		120,000	561,000	197,000	170,000
NH 2-10F Lake Street		0	2,500	1,400	10,000
NH 2-10F Fossa Avenue		0	2,500	8,000	10,000
NH 2-10F Rochette Avenue		0	12,500	800	8,000
NH 2-11 Temple Manor		206,000	0	19,400	0
NH 2-13 100 Major Drive		0	0	30,000	0
NH 2-15 Atwood Street		25,000	0	0	10,000
NH 2-15 Whitney Street		0	2,000	800	16,000
NH 2-15 Pine Street		20,000	0	1,000	0
NH 2-16 Fairmount Street		0	0	0	20,000
NH 2-20 Flagstone Drive		0	4,000	8,000	4,000
NH 2-20 Forge Drive		0	82,500	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: 6
Development Number/Name HA-Wide	Year 1 FFY 2006	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	
Physical Improvements Subtotal	Annual Statement	\$674,000	\$702,000	\$743,400	\$711,000	
Management Improvements		0	0	0	0	
HA-Wide Nondwelling Structures and Equipment		10,000	0	15,000	0	
Administration		86,126	86,126	86,126	86,126	
Other		91,137	73,137	16,737	64,137	
CFP Funds Listed for 5-year planning		\$861,263	\$861,263	\$861,263	\$861,263	
Replacement Housing						
Factor Funds						

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 FFY: 2006	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 2 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 2-1 Maynard Homes Additional roof repairs JC Com. Ctr.	1 bldg.	10,000	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	Repoint bricks Fees and costs-repoint bricks	1 bldg	80,000 8,000
	NH 2-3 Ledge Street Replace windows Add. Parking lot and parking lot lighting Fees and costs-parking lot and lighting	30 units	60,000 50,000 5,000	NH 2-15 Pine Street Replace windows and interior walls	6 units	20,000
	NH 2-6 Bronstein Replace windows	48 units	90,000	NH 2-15 Atwood Court Replace windows	7 units	25,000
	NH 2-7 Sullivan Terrace South Siding repairs Fees and costs-siding repairs New generator/transfer switch Fees and costs-generator/switch	1 bldg.  1	43,000 20,000 50,000 5,000			
	NH 2-10E Arel Manor Replace windows Install middle rear entrance overhang	1/2 bldg 1	100,000 20,000			
		Subtotal of Estimated Cost		\$463,000	Total CFP Estimated Cost	

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 FFY: 2006	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 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 Replace bulkhead doors	10 items	20,000	NH 2-15 Whitney Street Replace bulkhead door	1 item	2,000
	NH 2-6 Bronstein Replace bulkhead doors	6 items	15,000	NH 2-20 Forge Drive Replace bulkhead doors Install front rain diverters Replace thresholds and front steps Stain decks	16 items 11 bldgs. 22 units 22 decks	20,000 10,000 50,000 2,500
	NH 2-10E Arel Manor Replace kitchen Fees and costs-kitchen Replace bathroom Fees and costs-bathroom	110 units  110 units	331,000 30,000 230,000 21,000	NH 2-20 Flagstone Drive Replace bulkhead doors	2 items	4,000
	NH 2-10 Lake Street Stain decks	3 decks	2,500			
	NH 2-10 Fossa Avenue Stain decks	2 decks	2,500			
	NH 2-10 Rochette Avenue Roof repairs Stain decks	4 decks	10,000 2,500			
		Subtotal of Estimated Cost		\$664,500	Total CFP Estimated Cost	

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY: 2006	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 4 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	<b>NH 2-1 Maynard Homes</b> Replace front/rear doorways, frames, thresholds	100 units	80,000	<b>NH 2-10 Fossa Avenue</b> Install culvert Install deadbolts	1 6 units	7,000 1,000	
	<b>NH 2-2 Vagge Village</b> 504 Compliance-convert for handicap accessible Major Drive office-front entryway	1 bldg	15,000	<b>NH 2-10 Rochette Avenue</b> Install deadbolts	4 units	800	
	<b>NH 2-5 Sullivan Terrace North</b> Repair walkways and curbing Resurface driveways		20,000 25,000	<b>NH 2-11 Temple Manor</b> Replace common area carpets	5000 SF	19,400	
	<b>NH 2-6 Bronstein</b> Install courtyard	48 units	280,000	<b>NH 2-13 Major Drive</b> 504 Compliance-convert for handicap accessible front and back entryways	1 bldg	30,000	
	<b>NH 2-7 Sullivan Terrace South</b> Install new walkway 504 Compliance-convert for handicap accessible Rear entryways	1 bldg	10,000 30,000	<b>NH 2-15 Pine Street</b> Install deadbolts	6 units	1,000	
	<b>NH 2-10E Arel Manor</b> 504 Compliance-convert for handicap accessible front and back entryways Install key tag entry system Additional parking lot Fees and costs-parking lot Replace windows	1 bldg 1 bldg 1/2 bldg	30,000 4,000 50,000 10,000 113,000	<b>NH 2-15 Whitney Street</b> Install deadbolts	4 units	800	
	<b>NH 2-10 Lake Street</b> Install deadbolts	8 units	1,400	<b>NH 2-20 Forge Drive</b> Resurface driveway and sidewalks	22 units	32,000	
				<b>NH 2-20 Flagstone Drive</b> Resurface driveways	4 units	8,000	
		Subtotal of Estimated Cost		\$668,400	Total CFP Estimated Cost		\$768,400

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 FFY: 2006	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	<b>NH 2-1 Maynard Homes</b> Additional exterior building lighting Replace exterior sewer pumps and pipelines Fees and costs-sewer pumps and pipelines	12 bldgs 12 bldgs	25,000 123,000 14,000	<b>NH 2-15 Atwood Court</b> Rebuild chimneys	7 units	10,000
	<b>NH 2-6 Bronstein</b> Install front porch	48 units	275,000	<b>NH 2-15 Whitney Street</b> Foundation repairs and leveling	4 units	16,000
	<b>NH 2-7 Sullivan Terrace South</b> Upgrade elevator	2	10,000	<b>NH 2-16 Fairmount Street</b> Exterior lighting replacement	3 bldgs	20,000
	<b>NH 2-10E Arel Manor</b> Replace closet doors Replace stoves and refrigerators	110 units 110 units	70,000 100,000	<b>NH 2-20 Forge Drive</b> Replace siding	11 bldgs	30,000
	<b>NH 2-10 Lake Street</b> Replace stoves and refrigerators	8 units	10,000	<b>NH 2-20 Flagstone Drive</b> Install new sheds	4 units	4,000
	<b>NH 2-10 Fossa Avenue</b> Replace stoves and refrigerators	8 units	10,000			
	<b>NH 2-10 Rochette Avenue</b> Replace stoves and refrigerators	6 units	8,000			
		Subtotal of Estimated Cost		\$645,000	Total CFP Estimated Cost	



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

<b>PHA Name:</b> Nashua Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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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

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	\$10,000			
4	1410 Administration	86,126			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	26,000			
10	1460 Dwelling Structures	680,000			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	10,000			
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	49,137			
21	<b>Amount of Annual Grant: (sum of lines 2 - 20)</b>	<b>\$861,263</b>			
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	\$255,000			

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

PHA Name:		Grant Type and Number						Federal FY of Grant:
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:						2006
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	Repair and paint storage sheds	1470	26 items	10,000				Deferred from 501-05
	Subtotal			\$10,000				
NH 2-2 Vagge Village	Boiler replacement - Major Dr. office	1460	1 item	40,000				Deferred from 501-05
	Subtotal			\$40,000				
NH 2-5 Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	20,000				Deferred from 501-05
	Upgrade elevator	1460	2	63,000				
	Subtotal			\$83,000				
NH 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	16,000				Deferred from 501-05
	Subtotal			\$16,000				
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	20,000				Deferred from 501-05 Deferred from 501-05
	Add. Int. lighting-community room	1460		1,000				
	Subtotal			\$21,000				
NH 2-10 Fossa Avenue	Replace kitchen	1460	8 units	60,000				Deferred from 501-04 Deferred from 501-04
	Replace bathroom	1460	8 units	45,000				
	Subtotal			\$105,000				

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Nashua Housing Authority		Capital Fund Program Grant No: NH36-P002-501-06 Replacement Housing Factor Grant No:					2006	
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 Lake Street	Replace kitchen	1460	8 units	60,000				Deferred from 501-04
	Replace bathroom	1460	8 units	45,000				Deferred from 501-04
	Subtotal			\$105,000				
NH 2-10 Rochette Avenue	Replace kitchen	1460	6 units	50,000				Deferred from 501-04
	Replace bathroom	1460	6 units	30,000				Deferred from 501-04
	Subtotal			\$80,000				
NH 2-11 Temple Manor	Replace unit carpets	1460	43 units	44,000				Deferred from 501-05
	Subtotal			\$44,000				
NH 2-13 Major Drive	Replace boiler	1460	1	50,000				Deferred from 501-05
	Replace and install outside lights	1450	10 units	6,000				Deferred from 501-05
	Replace doorbells	1460	10 units	1,000				Deferred from 501-05
	Subtotal			\$57,000				
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	40,000				Deferred from 501-05
	Subtotal			\$40,000				
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	70,000				Deferred from 501-04
	Replace bathroom	1460	10 units	45,000				Deferred from 501-04
	Subtotal			\$115,000				

**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-P002-501-06 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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	
	Contingency	1502		\$49,137				
	Management Improvements	1408		\$10,000				
	Administration	1410						
	Modernization Manager			\$46,174				
	Modernization Assistant			13,583				
	Deputy Director for Central Admin.			3,096				
	Purchasing Coordinator			4,667				
	Accountant			1,751				
	Benefits			16,855				
	Subtotal			\$86,126				

**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-P002-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
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	7/18/2008			7/18/2010			
NH 2-2 Vagge Village	7/18/2008			7/18/2010			
NH 2-5 Sullivan Terrace North	7/18/2008			7/18/2010			
NH 2-7 Sullivan Terrace South	7/18/2008			7/18/2010			
NH 2-10 Arel Manor	7/18/2008			7/18/2010			
NH 2-10F Fossa Avenue	7/18/2008			7/18/2010			
NH 2-10F Lake Street	7/18/2008			7/18/2010			
NH 2-10F Rochette Avenue	7/18/2008			7/18/2010			

**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-P002-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
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 2-11 Temple Manor	7/18/2008			7/18/2010			
NH 2-13 Major Drive	7/18/2008			7/18/2010			
NH 2-15 Atwood Court	7/18/2008			7/18/2010			
NH 2-16 Fairmount Street	7/18/2008			7/18/2010			

**NASHUA HOUSING AUTHORITY  
PHA ANNUAL PLAN  
Public Hearing Minutes  
Thursday, June 8, 2006  
5:30 p.m.  
Major Drive Community Room**

Sixteen people attended the Public Hearing; eleven residents, one Commissioner, one Resident Advisory Board member, and three Nashua Housing Authority (NHA) staff members.

Ms. Censabella, Deputy Director for Operations, introduced the staff, 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 public.

Ms. Censabella explained that the PHA Annual Plan is shorter this year, due to the NHA's receiving a good Public Housing Assessment System (PHAS) score, which allows NHA to submit a streamlined version of the Plan to HUD. She explained that the Plan describes work items that the NHA projects to accomplish over the next five years with the Capital Fund Program (CFP), which is the modernization work that takes place in the developments.

Ms. Censabella stated that the Annual Plan is the same except for two changes. She reviewed two areas where changes were made.

Ms. Censabella reviewed the "Other PHA Goals and Objectives" subject and explained these goals. She stated that the NHA residents noted, during the PHAS resident survey, that the neighborhood appearances needed improvement. She explained that the NHA would be strictly enforcing the regulations within family developments regarding the upkeep of yard areas and issuing citations to residents found in non-compliance. The NHA management has planned and completed two spring clean ups at the developments. A landscaping service has been hired for spring cleanup and summer maintenance.

Ms. Censabella reviewed the "Additional Information" subject and explained the additional goals in the Five-year Plan. She explained that the NHA received the Resident Opportunity and Self Sufficiency (ROSS) grant for \$203,330. The staff for this grant is currently operating out of 33 Central Street. She explained the "Family Investment Center" for first-time homebuyers; to provide education, counseling, promote self-sufficiency and empower residents to attain goals. There are five residents participating in the first-time homebuyers program and contributing in the IDA. She explained the "Individual Development Account Program" (IDA); resident puts money toward the down payment on a home and the money is matched, three dollars to every one dollar put in by the resident.

Ms. Censabella explained that the NHA continues to work with the school department, police department, and the Police Athletic League through the Eisenhower Foundation Grant/Youth Safe Haven Program. Nashua Police Department does not provide additional security to NHA developments, but the NHA continues to seek funding for patrolling above development baseline.

Ms. Censabella stated that NHA continues to be a high performer. NHA's Section 8 Housing Choice Voucher Program scored 96 percent on the Section 8 Management Assessment

Program (SEMAP) and the Public Housing Program scored 91 percent on the Public Housing Assessment System (PHAS).

Ms. Censabella stated that the NHA continues to operate its programs to insure equal opportunity and affirmatively further fair housing.

A resident asked a question about three trees that need to be cut down, because of hazard, at the Vagge Village area. Ms. Censabella said she would take care of the situation.

One resident asked if NHA could obtain some "no bicycle riding" signs to be placed at 100 Major Drive elderly, because the bicycles are a hazard to the pedestrians walking on the sidewalks. Bicycles are also damaging cars in parking lots. Ms. Censabella said she would look into the situation.

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

Mr. Forrester explained the two CFP grants that are active at this time. CFP 501-04 supports the kitchen and bathroom remodeling along with some of the CFP 501-05 money. CFP 501-05 will help fund the kitchen and bathroom renovations for Bronstein Apartments and Forge Drive and bathrooms for Atwood Court, Whitney Street, Pine Street and exhaust fan vents for the Maynard Homes bathrooms. CFP 501-05 work items for next year are: Boilers at Arel Manor; sewer pumps and line at Arel Manor; stoves at Vagge Village, Sullivan Terrace North (STN) and Sullivan Terrace South (STS). He explained the new CFP 501-06, starting October 2006, work items planned are: Repairing storage sheds at Maynard Homes; replacing boilers at 100 and 101 Major Drive; replacing hallway carpets at STN and STS; additional parking and walkway lights at Arel Manor; additional interior community room lights at Arel Manor; kitchen and bathroom remodeling at Fossa Avenue, Lake Street, Rochette Avenue and Fairmount Street; replacing unit carpets at Temple Manor; additional outside lights and replace doorbells at 100 Major Drive; and replace thresholds, doors and frames at Atwood Court.

Mr. Forrester stated that residents need to be aware of the steady decline in CFP funds received from HUD each year. NHA did receive another decrease in funds this year.

A resident asked what type of stoves Vagge Village would be receiving. The resident insisted that he needs an electric stove, so he can clean behind the stove. He stated that there are electrical outlets behind the stove to be used for an electric stove. Range hoods are also requested.

Mr. Forrester explained that gas stoves will be installed and the new gas stoves require an electric outlet.

Ms. Censabella stated that the new gas stoves would be clean and efficient.

Mr. Forrester proceeded to talk about the CFP Five-year Plan. He explained that CFP 501-05 is the year that the NHA is working on right now. He explained how the Five-year Plan is modified, re-structured and re-designed, once a year, to allow emergency items to be executed. He explained that some work items had to be postponed in order to fund the large Bronstein Redevelopment project.



Ms. Censabella explained the process of bids coming in under the projected budgeted amounts on the CFP grants, which frees up funds to do other work items. She explained that because of the funding cuts NHA has to use the money wisely and do the emergency work items first, such as boilers.

Mr. Forrester commented on the large Bronstein Redevelopment – Exterior Site Improvements project presently under construction and the interior Kitchen and Bathroom Renovations project starting soon. He explained the exterior and interior changes taking place with the Capital Fund money.

Residents had questions about some maintenance issues, i.e.: snow plowing, tree trimming and paint for apartments and radiators.

Ms. Censabella answered all of the residents' maintenance questions and told them paint is available for them.

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

The Public Hearing adjourned at 6:15 p.m.