

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

PHA Plans

5 Year Plan for Fiscal Years **2007 - 2011**

Annual Plan for Fiscal Year **2007**

(10/01/2007 – 09/30/2008)

NASHUA HOUSING AUTHORITY

NH 002

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

**PHA Plan
Agency Identification**

PHA Name: Nashua Housing Authority

PHA Number: NH002

PHA Fiscal Year Beginning: 10/2007

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: *The Nashua Housing Authority is committed to providing excellence in the management of the Authority by providing quality affordable housing and programs that empower residents to achieve upward mobility as originally intended under the Public Housing Program.*

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score: 86)
 - Improve voucher management: (SEMAP score: 97 in FY 2006)
 - 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)

Apply for tax credits or other type funding to provide the capital for additional physical improvements to the housing inventory

- 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)

Will consider seeking Moving to Work Initiative

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:

The Nashua Housing Authority is working cooperatively with the Nashua Police Department to provide increased patrolling of public housing developments and improved response to developments by officers through the Eisenhower Foundation Grant program.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

The Housing Authority will consider the possibility of designating part of the housing inventory as elderly only and/or disabled only.

- 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:

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

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

Other PHA Goals and Objectives:

Residents of the NHA noted on the annual PHAS resident surveys that their neighborhood appearances need improvement. The NHA will be strictly enforcing lease regulations within family developments regarding the upkeep of yard areas and issuing citations to residents found in non-compliance. In accordance with the NHA Residential Lease, residents will be subject to a graduated scale of charges for the removal of debris and rubbish when Maintenance staff are sent to clean yard areas, if not removed by the resident after receiving a yard citation to remove the debris and rubbish. NHA Public Housing management will plan Spring Clean-Up events at family developments and encourage residents to become involved with this process.

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

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

The NHA Board of Commissioners prescribed the Authority's Mission Statement in 1987. The Mission Statement sets the Authority's goals and objectives. The Resident Advisory Board (RAB) has reviewed the goals and objectives.

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

NHA has developed new policies related to occupancy. These include the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan. The policy documents are being submitted as attachments to this year's Annual Plan so they will be part of the HUD review and approval process.

The Nashua Housing Authority will continue to provide housing that is decent, safe, sanitary and in good repair. At the same time we must also be responsive to housing needs of the jurisdiction yet strive to be competitive with the local market for amenities and services.

This is becoming more difficult to achieve. There have been significant decreases in operating subsidy and constant declines in the funding of the Capital Fund Program, making it difficult to continue a systematic assessment and renovation of our aging housing stock. The inadequacy of HUD funding is adversely affecting staffing levels which will affect the level of services we can offer our residents. In the Housing Choice Voucher Program, HUD regulations and the distribution funding formula have resulted in fewer families being provided rental assistance.

Despite all of this, we will continue to provide safe and affordable housing to as many of our jurisdiction's extremely low-, very low- and low-income residents as is possible.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	11
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	32
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	39
12. Community Service Programs	41
13. Crime and Safety	43
14. Pets (Inactive for January 1 PHAs)	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45
17. Asset Management	46
18. Other Information	46

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement - **Attachment A**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Capital Fund Program 5 Year Action Plan – **Attachment B**
- Capital Fund Program FFY 2006 P & E Report – **Attachment C**
- Capital Fund Program FFY 2006 P & E Report on Replacement Reserve – HUD 52842– **Attachment D**
- Capital Fund Program FFY 2005 P & E Report – **Attachment E**

- Capital Fund Program FFY 2004 P & E Report – **Attachment F**
- Capital Fund Program FFY 2002 and 2003 P & E Report on Replacement Reserve – HUD 52842 – **Attachment G**
- Public Housing Drug Elimination Program (PHDEP) Plan (**Not Applicable**)
- PHA Management Organizational Chart – **Attachment H**
- Comments of Resident Advisory Board or Boards – **Attachment I**
- Other (List below, providing each attachment name)

- Resident Membership of the PHA Governing Board - **Attachment J**

- Membership of the Resident Advisory Board - **Attachment K**

- Statement of Progress in Meeting Mission Statement, Goals and Objectives – **Attachment L**

- Implementation of Community Service Requirements – **Attachment M**

- Pet Policy Statement – **Attachment N**

- Violence Against Women Act (VAWA) Report – **Attachment O**

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,204	5	5	3	4	4	5
Income >30% but <=50% of AMI	1,863	5	5	3	3	4	5
Income >50% but <80% of AMI	937	3	3	3	3	4	5
Elderly	1,289	5	5	3	4	4	5
Families with Disabilities	1,244	5	5	3	5	4	5
Race/Ethnicity White/Non-Hisp.	4,255	5	5	3	3	4	5
Race/Ethnicity Black/Non-Hisp.	145	5	5	3	3	4	5
Race/Ethnicity Hispanic	634	5	5	3	3	4	5
Race/Ethnicity Asian/non-Hisp	220	5	5	3	3	4	5

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

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

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

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

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1816		112
Extremely low income <=30% AMI	1643	90.5	
Very low income (>30% but <=50% AMI)	159	8.8	
Low income (>50% but <80% AMI)	14	.7	
Families with children	784	43.2	
Elderly families	167	9.2	
Families with Disabilities	494	27.2	
Race/ethnicity white	1653	91.0	
Race/ethnicity black	123	6.8	
Race/ethnicity Hispanic	443	23.1	
Race/ethnicity Other	40	2.2	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)			
1BR + 0 BR	834	46	56
2 BR	676	37.2	20
3 BR	295	16.2	23
4 BR	11	.6	11
5 BR	0	0	0
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (SECTION 8)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3429		66
Extremely low income <=30% AMI	3015	87.9	
Very low income (>30% but <=50% AMI)	414	12.1	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	1644	47.9	
Elderly families	291	8.5	
Families with Disabilities	1096	32.0	
Race/ethnicity white	3117	90.9	

Housing Needs of Families on the Waiting List (SECTION 8)			
Race/ethnicity black	230	6.7	
Race/ethnicity Hispanic	782	22.8	
Race/ethnicity Other	82	2.4	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
The Housing Authority will consider the possibility of seeking designation of some developments as elderly only
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
The Housing Authority will consider the possibility of seeking designation of some developments as disabled only
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	1,267,394	
b) Public Housing Capital Fund CF 06	861,263	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,820,963	
f) Resident Opportunity and Self-Sufficiency Grants	35,000	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Shelter + Care	35,000	HCVP
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2005 CFP	131,659.43	PH Mod
3. Public Housing Dwelling Rental Income	2,227,000	Operations
4. Other income (list below)		
Interest income	59,000	PH Operations
Non dwelling rental income	10,800	PH Operations
Roof top rental, laundry comm..	55,000	PH Operations
5. Non-federal sources (list below)		
Total resources	11,489,079.43	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) **(Disaster and Government Action only.)**
- 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 – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)

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 - *Not Applicable*

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

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

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation

- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The rental community in Nashua, along with surrounding communities, is fairly saturated at this time. The NHA requires participants to report back to the NHA with a written search sheet showing they have made good faith efforts to obtain housing. NHA also allows extensions as a reasonable accommodation for families with disabilities. 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 – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement – **Displacement must be through no fault on the applicant family’s part** (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (**Disaster and Government Action only.**)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$200 per month**
- Other (list below) (**Should residents experience a decrease in income they are encouraged to report this to the NHA at the time of the decrease to allow for a reduction in rent**)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: **Payment Standards**

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	662	100+
Section 8 Vouchers	758	100+
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	SRO – 40 FSS – 6	4 0
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

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

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

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment A**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment B**

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: **The Housing Authority may apply for NH002-6, Bronstein Apts.**

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Considering, but unknown at this time

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
Considering, but unknown at this time

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: NH 002-6
1b. Development (project) number: Bronstein Apartments
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <i>planned</i> for submission: <u>(DD/MM/YY) To be determined</u>
5. Number of units affected: 48
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: To be determined b. Projected end date of activity: To be determined

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

[24 CFR Part 903.7 9 (i)]

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

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

NHA is researching its options for. Final application(s) for designation not anticipated until Fiscal year October 2008

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)

- | |
|--|
| <input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development |
|--|

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **The NHA submitted a Cooperative Agreement to the Department of Health and Human Services requesting signature. The Department was reluctant to do so stating that their agency already cooperates with the NHA and did not feel the need to sign the Agreement.**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self-Sufficiency</i>	2	<i>Section 8 participants</i>	<i>PHA Main Administrative Office</i>	<i>Section 8 participants</i>
<i>ROSS (Resident Service Delivery Model – Family)</i>	30+	<i>Outreach to Public Housing participants; random selection</i>	<i>PHA development management offices</i>	<i>Public Housing participants</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: April 2007)
Public Housing	N/A	N/A
Section 8	0	2 (Program no longer funded)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
 - **Partnership between the NHA and Senior Relations Officer**
 - **Police involvement in coordination of Crime Watch groups**
 - **Partnership between the NHA and POP (Problem Oriented Policing) Unit**
 - **Additional police presence in NHA developments through Eisenhower Foundation Grant program funds**

2. Which developments are most affected? (list below)
All NHA owned public housing developments

D. Additional information as required by PHDEP/PHDEP Plan

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

(Not Applicable)

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

Developments have been assigned to specific AMPs, with Property Managers assigned to them

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at **Attachment I**
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

Nashua Housing Authority's initiatives parallel those of the City's Consolidated Plan: "development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income" and: "strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for the very low-income and low-income families."

- Other: (list below)

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

The City directly or indirectly supports a number of special services to public housing residents, as follows:

***Police Athletic League Programs (in facilities funded by the City)
Boys and Girls Club programs
Public transportation (including Jobs Access transit)
Head Start Programs at Housing Authority sites
Economic Opportunity Center of Southern New Hampshire Services***

The City also operates neighborhood improvement programs in areas near public housing.

D. Other Information Required by HUD

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

Definition of Substantial Deviation and Significant Amendment or Modification

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.**

Attachments

Use this section to provide any additional attachments referenced in the Plan

All attachments are listed in the Table of Contents

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-P002-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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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	\$100,000			
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	130,000			
10	1460 Dwelling Structures	499,000			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	5,000			
13	1475.1 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	31,137			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$861,263			
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	\$10,000			

Part II

**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-P002-501-07 Replacement Housing Factor Grant No:					2007	
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 2-2 Vagge Village	Exterior painting-Major Dr. office bldg.	1470	1 bldg	5,000				Deferred from 501-05
	<i>Exterior painting</i>	1460	6 bldgs	20,000				
	Subtotal			\$25,000				
NH 2-7 Sullivan Terrace South	Boiler modification	1460	2	10,000				
	Subtotal			\$10,000				
NH 2-10 Arel Manor	Replace ext. sewer pumps and lines	1450	1 bldg.	130,000				
	Replace kitchen	1460	110 units	281,000				
	<i>Replace bathroom</i>	1460	110 units	0				
	Fees and costs-kitchen and bathroom	1430		0				
	Subtotal			\$411,000				
NH 2-10 Lake Street	<i>Exterior painting-bldg/doors/trim</i>	1460	2 bldgs	20,000				
	Subtotal			\$20,000				
NH 2-10 Fossa Ave.	<i>Exterior painting-bldg/doors/trim</i>	1460	2 bldgs	20,000				
	Subtotal			\$20,000				
NH 2-10	Exterior painting-bldg/doors/trim	1460	3 bldgs	20,000				

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-P002-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
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 2-2 Vagge Village	9/30/2009			9/30/2011			
NH 2-7 Sullivan Terrace South	9/30/2009			9/30/2011			
NH 2-10 Arel Manor	9/30/2009			9/30/2011			
<i>NH 2-10 Lake Street</i>	<i>9/30/2009</i>			<i>9/30/2011</i>			
<i>NH 2-10 Fossa Ave.</i>	<i>9/30/2009</i>			<i>9/30/2011</i>			
NH 2-10 Rochette Avenue	9/30/2009			9/30/2011			
NH 2-16 Fairmount Street	9/30/2009			9/30/2011			
NH 2-20 Forge Drive	9/30/2009			9/30/2011			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Nashua Housing Authority		[] Original 5-Year Plan [X] Revision No: 7			
Development Number/Name HA-Wide	Year 1 FFY 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
NH 2-1 Maynard Homes		\$0	\$16,000	\$165,000	\$190,000
NH 2-2 Vagge Village		0	0	0	10,000
NH 2-3 Ledge Street		60,000	10,000	0	30,000
NH 2-5 Sullivan Terrace North		0	0	45,000	37,000
NH 2-6 Bronstein		100,000	13,000	248,000	117,800
NH 2-7 Sullivan Terrace South		103,000	0	40,000	32,000
NH 2-10E Arel Manor		390,000	666,000	84,000	407,000
NH 2-10F Lake Street		0	8,000	4,000	5,400
NH 2-10F Fossa Avenue		0	8,000	0	24,000
NH 2-10F Rochette Avenue		0	6,000	0	25,800
NH 2-11 Temple Manor		0	0	69,400	87,800
NH 2-13 100 Major Drive		0	0	30,000	7,000
NH 2-15 Atwood Street		25,000	0	0	38,200
NH 2-15 Whitney Street		0	2,000	0	63,200
NH 2-15 Pine Street		20,000	0	0	33,600
NH 2-16 Fairmount Street		0	0	0	32,000
NH 2-20 Flagstone Drive		0	4,000	8,000	58,000
NH 2-20 Forge Drive		0	20,000	50,000	20,000

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Nashua Housing Authority		[] Original 5-Year Plan [X] Revision No: 7			
Development Number/Name HA-Wide	Year 1 FFY 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
Physical Improvements Subtotal		\$698,000	\$753,000	\$743,400	\$1,218,800
Management Improvements		0	0	0	0
HA-Wide Nondwelling Structures and Equipment		0	0	15,000	10,000
Administration		86,126	86,126	86,126	86,126
Other		77,137	22,137	16,737	53,337
CFP Funds Listed for 5-year planning		\$861,263	\$861,263	\$861,263	\$1,368,263
Replacement Housing					
Factor Funds					

Part II

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 FFY: 2007	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2 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 2-3 Ledge Street Replace windows	30 units	60,000	NH 2-15 Pine Street Replace windows	6 units	20,000
	NH 2-6 Bronstein Replace windows	48 units	100,000	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 60,000 5,000			
	NH 2-10E Arel Manor Replace windows Replace kitchen (RR) Fees and costs-kitchen (RR) Replace bathroom (RR) Fees and costs-bathroom (RR) Fees and costs-kit. & bath. Asbestos testing (RR)	1 bldg 110 units 110 units 110 units 1 bldg	250,000 70,000 10,000 70,000 7,000 3,000			

Part II

		Subtotal of Estimated Cost		\$698,000	Total CFP Estimated Cost		\$743,000
Activities for Year 1 FFY: 2007	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009				Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost	
Annual Statement	NH 2-1 Maynard Homes Replace bulkhead doors	10 items	16,000	NH 2-10 Rochette Avenue Replace stoves and refrigerators	6 units	6,000	
	NH 2-3 Ledge Street Repair sheds	6 sheds	10,000	NH 2-15 Whitney Street Replace bulkhead door	1 item	2,000	
	NH 2-6 Bronstein Replace bulkhead doors	6 items	13,000	NH 2-20 Forge Drive Replace bulkhead doors	16 items	20,000	
	NH 2-10E Arel Manor Replace kitchen (RR) Fees and costs-kitchen (RR) Replace bathroom (RR) Fees and costs-bathroom (RR) Replace stoves and refrigerators	110 units 110 units 110 units 110 units	306,000 5,000 260,000 5,000 100,000	NH 2-20 Flagstone Drive Replace bulkhead doors	2 items	4,000	
	NH 2-10 Lake Street Replace stoves and refrigerators	8 units	8,000				
	NH 2-10 Fossa Avenue Replace stoves and refrigerators	8 units	8,000				
	Subtotal of Estimated Cost		\$731,000	Total CFP Estimated Cost		\$763,000	
Activities	Activities for Year: 4			Activities for Year: 4			

Part II

for Year 1 FFY: 2007	FFY Grant: 2010 PHA FY: 2010			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	NH 2-1 Maynard Homes Replace front/rear doorways, frames, thresholds	100 units	165,000	NH 2-10 Lake Street Repair sheds	8 units	4,000
	NH 2-2 Vagge Village 504 Compliance-convert for handicap accessible Major Drive office-front entryway	1 bldg	15,000	NH 2-11 Temple Manor Replace common area carpets Upgrade elevator	5000 SF 1	19,400 50,000
	NH 2-5 Sullivan Terrace North Repair walkways and curbing Resurface driveways		20,000 25,000	NH 2-13 Major Drive 504 Compliance-convert for handicap access front and back entryways	1 bldg	30,000
	NH 2-6 Bronstein Install courtyard	48 units	248,000	NH 2-20 Flagstone Drive Resurface driveways	4 units	8,000
	NH 2-7 Sullivan Terrace South Install new walkway 504 Compliance-convert for handicap accessible rear entryways	1 bldg	10,000 30,000	NH 2-20 Forge Drive Resurface driveways	22 units	50,000
	NH 2-10E Arel Manor 504 Compliance-convert for handicap accessible front and back entryways Install key tag entry system Additional parking lot Fees and costs-parking lot	1 bldg 1 bldg	30,000 4,000 50,000 10,000			
		Subtotal of Estimated Cost		\$607,000	Total CFP Estimated Cost	

Part II

Activities for Year 1 FFY: 2007	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
	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			NH 2-7 Sullivan Terrace South		
	Replace exterior sewer pumps and pipelines	12 bldgs	100,000	Upgrade elevator	2	15,000
	Fees and costs-sewer pumps and pipelines		14,000	Install intercom entry system	100 units	5,000
	Replace stoves and refrigerators	100 units	60,000	<i>Replace roofs</i>	<i>1 bldg</i>	<i>2,000</i>
	<i>Repair roof-J. Collins Com. Center</i>	<i>1 bldg</i>	<i>10,000</i>	<i>Upgrade interior lighting</i>	<i>1 bldg</i>	<i>10,000</i>
	<i>Replace roofs</i>	<i>12 bldgs</i>	<i>10,000</i>			
	<i>Repoint bricks</i>	<i>12 bldgs</i>	<i>10,000</i>	NH 2-10E Arel Manor		
	<i>Paint exterior trim</i>	<i>12 bldgs</i>	<i>10,000</i>	Replace closet doors	110 units	70,000
				Replace kitchen (RR)	110 units	200,000
				Fees and costs-kitchen (RR)		0
				Replace bathroom (RR)	110 units	130,000
				Fees and costs-bathroom (RR)		0
			Install intercom entry system	110 units	5,000	
			<i>Replace roof</i>	<i>1 bldg</i>	<i>2,000</i>	
Activities for Year 1 FFY: 2007	Activities for Year: 5 (continued) FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 (continued) FFY Grant: 2011 PHA FY: 2011		

Part II

	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
Annual Statement	NH 2-10 Rochette Avenue			NH 2-15 Whitney Street		
	<i>Install culvert</i>	<i>1</i>	<i>5,000</i>	Foundation repairs and leveling	4 units	16,000
	<i>Repair sheds</i>	<i>6 units</i>	<i>5,000</i>	Replace stoves and refrigerators	4 units	2,400
	<i>Install new fencing</i>	<i>1</i>	<i>5,000</i>	<i>Replace roofs</i>	<i>2 bldgs</i>	<i>4,000</i>
	<i>Roof repairs</i>		<i>10,000</i>	<i>Install deadbolts</i>	<i>4 units</i>	<i>800</i>
	<i>Install deadbolts</i>	<i>4 units</i>	<i>800</i>	<i>Replace siding</i>	<i>2 bldgs</i>	<i>40,000</i>
	NH 2-11 Temple Manor			NH 2-15 Pine Street		
	Replace stoves and refrigerators	43 units	25,800	Replace stoves and refrigerators	6 units	3,600
	Install intercom entry system	43 units	5,000	<i>Replace roofs</i>	<i>3 bldgs</i>	<i>6,000</i>
	<i>Replace roof</i>	<i>1 bldg</i>	<i>2,000</i>	<i>Replace doors and flooring in vestibules</i>	<i>3 bldgs</i>	<i>20,000</i>
	<i>Repoint bricks</i>	<i>1 bldg</i>	<i>45,000</i>	<i>Install deadbolts</i>	<i>6 units</i>	<i>1,000</i>
	<i>Fees and costs-repoint bricks</i>		<i>4,000</i>	<i>Paint common areas</i>	<i>3 bldgs</i>	<i>3,000</i>
	<i>Paint common areas</i>	<i>1 bldg</i>	<i>10,000</i>	NH 2-16 Fairmount Street		
	NH 2-13 Major Drive			Exterior lighting replacement	3 bldgs	20,000
	<i>Replace roofs</i>	<i>1 bldg</i>	<i>2,000</i>	Replace stoves and refrigerators	10 units	6,000
<i>Replace medicine cabinets</i>	<i>10 units</i>	<i>5,000</i>	<i>Replace roofs</i>	<i>3 bldgs</i>	<i>6,000</i>	
NH 2-15 Atwood Court			NH 2-20 Forge Drive			
Rebuild chimneys	7 units	10,000	<i>Replace roofs</i>	<i>11 bldgs</i>	<i>20,000</i>	
Replace stoves and refrigerators	7 units	4,200	NH 2-20 Flagstone Drive			
<i>Replace cellar windows</i>	<i>7 units</i>	<i>2,000</i>	Install new sheds	4 units	4,000	
<i>Replace roofs</i>	<i>6 bldgs</i>	<i>12,000</i>	<i>Replace kitchen and bathroom</i>	<i>4 units</i>	<i>40,000</i>	
<i>Install handrails</i>	<i>6 bldgs</i>	<i>10,000</i>	<i>Replace roofs</i>	<i>2 bldgs</i>	<i>10,000</i>	
			<i>Replace stoves and refrigerators</i>	<i>4 units</i>	<i>4,000</i>	
	Subtotal of Estimated Cost		\$571,600	Total CFP Estimated Cost		\$1,246,800

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-P002-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1) Date: 03/31/07
 Performance and Evaluation Report for Period Ending: 03/31/07 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	\$104,000	\$0	\$0
3	1408 Management Improvements	10,000	10,000	0	0
4	1410 Administration	86,126	86,126	86,126	36,663
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	9,885	9,885	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	26,000	26,000	0	0
10	1460 Dwelling Structures	680,000	537,586	91,586	91,586
11	1465.1 Dwelling Equipment - Nonexpendable	0	4,200	0	0
12	1470 Nondwelling Structures	10,000	10,000	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	30,000	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	49,137	43,466	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$861,263	\$861,263	\$187,597	\$128,249
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	\$256,586	\$91,586	\$91,586

Part II

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 N 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. Acc 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	10,000	0	0	
	Subtotal			\$10,000	\$10,000	\$0	\$0	
NH 2-2 Vagge Village	Boiler replacement - Major Dr. office	1460	1 item	40,000	91,586	91,586	91,586	Completed: 12/01/06 Sam Mechanical \$289,917 continued from 501-05
	Subtotal			\$40,000	\$91,586	\$91,586	\$91,586	
NH 2-5 Sullivan Terrace North	Replace hallway carpets (floors 1-8)	1460	10,000SF	20,000	20,000	0	0	Continued from 501-05
	Replace stoves	1465.1	96 units	0	4,200	0	0	
	Subtotal			\$20,000	\$24,200	\$0	\$0	
NH 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	16,000	16,000	0	0	
	Subtotal			\$16,000	\$16,000	\$0	\$0	
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	20,000	20,000	0	0	See Replacement Reserve See Replacement Reserve See Replacement Reserve
	Add. Int. lighting-community room	1460		1,000	1,000	0	0	
	Replace kitchen	1460	110 units	0	0	0	0	
	Replace bathroom	1460	110 units	0	0	0	0	
	Fees and costs-kitchen and bathroom	1430		0	0	0	0	
	Subtotal				\$21,000	\$21,000	\$0	
NH 2-10	Replace kitchen	1460	8 units	60,000	60,000	0	0	

Part II

Fossa Avenue	Replace bathroom	1460	8 units	45,000	45,000	0	0	Contract: 03/14/07 Northern Arch.
	Fees and costs-kitchen & bathroom	1430		0	9,885	9,885	0	
	Subtotal			\$105,000	\$114,885	\$9,885	\$0	
NH 2-10 Lake Street	Replace kitchen	1460	8 units	60,000	60,000	0	0	Contract: 03/14/07 Northern Arch.
	Replace bathroom	1460	8 units	45,000	45,000	0	0	
	Fees and costs-kitchen & bathroom	1430		0	See Fossa	See Fossa	See Fossa	
	Subtotal			\$105,000	\$105,000	\$0	\$0	
NH 2-10 Rochette Avenue	Replace kitchen	1460	6 units	50,000	50,000	0	0	Contract: 03/14/07 Northern Arch.
	Replace bathroom	1460	6 units	30,000	30,000	0	0	
	Fees and costs-kitchen & bathroom	1430		0	See Fossa	See Fossa	See Fossa	
	Subtotal			\$80,000	\$80,000	\$0	\$0	
NH 2-11 Temple Manor	Replace unit carpets	1460	43 units	44,000	0	0	0	
	Subtotal			\$44,000	\$0	\$0	\$0	
NH 2-13 Major Drive	Replace boiler	1460	1	50,000	See NH 2-2	See NH 2-2	See NH 2-2	Completed: 12/01/06 Sam Mechanical
	Replace and install outside lights	1450	10 units	6,000	6,000	0	0	
	Replace doorbells	1460	10 units	1,000	1,000	0	0	
	Replace and install mailboxes	1460	10 units	0	1,000			
	Subtotal			\$57,000	\$8,000	\$0	\$0	
NH 2-15 Atwood Court	Replace thresholds, ext. doors and frames	1460	7 units	40,000	0	0	0	
	Repaint exterior doors	1460	7 units	0	2,000			
	Subtotal			\$40,000	\$2,000	\$0	\$0	
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	70,000	70,000	0	0	Contract: 03/14/07 Northern Arch.
	Replace bathroom	1460	10 units	45,000	45,000	0	0	
	Fees and costs-kitchen & bathroom	1430		0	See Fossa	See Fossa	See Fossa	
	Subtotal			\$115,000	\$115,000	\$0	\$0	
	Replacement Reserve	1490	110 units	\$0	\$30,000	\$0	\$0	Arel Kitchens and Bathrooms
	Contingency	1502		\$49,137	\$43,466	\$0	\$0	
	Operations	1406		\$0	\$104,000	\$0	\$0	

Part II

Management Improvements	1408		\$10,000	\$10,000	\$0	\$0
Administration	1410					
Modernization Manager			\$46,174	\$46,174	\$46,174	\$19,655
Modernization Assistant			13,583	13,583	13,583	5,782
Deputy Director for Central Admin.			3,096	3,096	3,096	1,320
Purchasing Coordinator			4,667	4,667	4,667	1,987
Accountant			1,751	1,751	1,751	744
Benefits			16,855	16,855	16,855	7,175
Subtotal			\$86,126	\$86,126	\$86,126	\$36,663

Part III

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	7/17/2008		7/18/2010	7/17/2010		
NH 2-2 Vagge Village	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-5 Sullivan Terrace North	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-7 Sullivan Terrace South	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-10 Arel Manor	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-10F Fossa Avenue	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-10F Lake Street	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-10F Rochette Avenue	7/18/2008	7/17/2008		7/18/2010	7/17/2010		

Part III

NH 2-11 Temple Manor	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-13 Major Drive	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-15 Atwood Court	7/18/2008	7/17/2008		7/18/2010	7/17/2010		
NH 2-16 Fairmount Street	7/18/2008	7/17/2008		7/18/2010	7/17/2010		

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-P002-501-06

HA Name NASHUA HOUSING AUTHORITY	Submission (mark one) <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement / Revision No. _____ <input type="checkbox"/> Performance & Evaluation for Program Year Ending _____
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Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)		
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)		
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)		
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837) CFP 501-06	\$30,000	
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		

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

Signature of the Executive Director George F. Robinson	Date	Signature of the Field Office Manager	Date
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**Annual Statement / Performance and
Evaluation Report on Replacement Reserve
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

CFP: NH36-P002-501-06

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Developmen 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 2-10 Arel Manor	Replace kitchens and bathrooms	1460	30,000				
	Fees and costs-kitchens and bathrooms	1430	0				
GRAND TOTAL			\$30,000				

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-P002-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2) Date 03/31/07
 Performance and Evaluation Report for Period Ending: 03/31/07 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	\$30	\$30
4	1410 Administration	90,255	90,255	90,255	90,255
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	31,530	49,986	49,986	49,801
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	195,554	176,691	176,691	118,389
10	1460 Dwelling Structures	450,000	445,349	439,486	246,893
11	1465.1 Dwelling Equipment - Nonexpendable	120,000	110,826	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	213	14,445	14,445	13,545
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$902,552	\$902,552	\$770,893	\$518,913
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	\$330,300	\$392,346	\$392,346	\$213,631

Part II

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	Replace bulkhead doors	1460	10 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Maynard	Repair and paint storage sheds	1470	26 items	0	0	0	0	
Homes	Additional roof repairs JC Com. Ctr.	1470	1 bldg.	0	0	0	0	
	Fees and costs-energy audit	1430	12 bldgs.	15,300	15,300	15,300	15,300	
	Subtotal			\$15,300	\$15,300	\$15,300	\$15,300	
NH 2-2	Replace stoves	1465.1	50 units	22,000	22,000	0	0	Contract: 11/29/05 EJC Engineer Completed:11/20/05 Kilojolts Cons.
Vagge Village	Boiler replacement - Major Dr. office	1460	1 item	0	0	0	0	
	Fees and costs-boiler Major Dr. office	1430		See NH 2-10	See NH 2-10	See NH 2-10	See NH 2-10	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$22,000	\$22,000	\$0	\$0	
NH 2-3	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
Ledge Street	Add. parking lot and parking lot lighting	1450		0	0	0	0	
	Fees and costs-parking lot and lighting	1430		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-5	Replace hallway carpets (floors 1-8)	1460	10,000SF	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Sullivan	Replace stoves	1465.1	96 units	48,000	38,826	0	0	
Terrace North	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$48,000	\$38,826	\$0	\$0	
NH 2-6	Relocation costs	1495.1		213	14,445	14,445	13,545	See Part III for Contracts Completed:11/20/05 Kilojolts Cons. Contract: 02/15/06 Gibraltar \$1,020,448, continued from 501-04 Contract: 01/19/06 Turnstone
Bronstein	Replace bulkhead doors	1460	6 items	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace kitchen	1460	48 units	135,000	247,018	241,155	48,562	
	Replace bathroom	1460	48 units	135,000	See above	See above	See above	
	Bronstein Redevelopment - Site Imp.	1450		95,554	176,691	176,691	118,389	

Part II

	Fees and costs-Site I. Design	1430		0	6,255	6,255	6,255	Contract: 06/14/06 KNA
	Fees and costs-asbestos monitoring	1430		0	12,201	12,201	12,201	Contract: 02/02/06 ALG Environ.
	Subtotal			\$365,767	\$456,610	\$450,747	\$198,952	continued from 501-04
NH 2-7 Sullivan Terrace South	Replace hallway carpets (floors 1-9)	1460	8000SF	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Siding repairs	1460	1 bldg.	0	0	0	0	
	Fees and costs-siding repairs	1430		0	0	0	0	
	Replace stoves	1465.1	100 units	50,000	50,000	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	New generator/transfer switch	1460	1	0	0	0	0	
	Fees and costs-generator/switch	1430		0	0	0	0	
	Subtotal			\$50,000	\$50,000	\$0	\$0	
NH 2-10 Arel Manor	Add. ext. lighting-parking lot/walkways	1450	1 bldg.	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Add. Int. lighting-community room	1460		0	0	0	0	
	Install middle rear entrance overhang	1460	1	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace ext. sewer pumps and lines	1450	1 bldg.	100,000	0	0	0	
	Install hot water tanks with heaters and circulator motor	1460	4	180,000	198,331	198,331	198,331	
	Fees and costs-boilers	1430		16,230	16,230	16,230	16,045	
	Subtotal			\$296,230	\$214,561	\$214,561	\$214,376	
NH 2-10F Lake Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-10F Fossa Avenue	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-10F Rochette Avenue	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Roof repairs	1460		0	0	0	0	

Part II

	Subtotal			\$0	\$0	\$0	\$0	
NH 2-11	Replace unit carpets	1460	43 units	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Temple Manor	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-13	Replace boiler	1460	1	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Major Drive	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Replace and install outside lights	1450	10 units	0	0	0	0	Contract: 11/29/05 EJC Engineers
	Replace doorbells	1460	10 units	0	0	0	0	
	Fees and costs-boilers	1430		See NH 2-10	See NH 2-10	See NH 2-10	See NH 2-10	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-15	Replace thresholds, ext. doors and frames	1460	7 units	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Atwood Court	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-15	Replace bulkhead door	1460	1 item	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Whitney Street	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-15	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
	Subtotal			\$0	\$0	\$0	\$0	
NH 2-16	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	Completed:11/20/05 Kilojolts Cons.
Fairmount Street	Subtotal			\$0	\$0	\$0	\$0	
NH 2-20	Replace bulkhead doors	1460	16 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
Forge Drive	Install front rain diverters	1460	11 bldgs.	0	0	0	0	
	Replace thresholds and front steps	1460	22 units	0	0	0	0	
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	

Part II

NH 2-20 Flagstone Drive	Replace bulkhead doors	1460	2 items	0	0	0	0	Completed:11/20/05 Kilojolts Cons.
	Fees and costs-energy audit	1430		See NH 2-1	See NH 2-1	See NH 2-1	See NH 2-1	
	Subtotal			\$0	\$0	\$0	\$0	
	Contingency	1502		\$0	\$0	\$0	\$0	
	Operations	1406		\$0	\$0	\$0	\$0	
	Management Improvements	1408		\$15,000	\$15,000	\$30	\$30	
	Administration	1410						
	Modernization Manager			\$46,129	\$46,129	\$46,129	\$46,129	
	Executive Director			4,170	4,170	4,170	4,170	
	Deputy Director for Central Admin.			3,096	3,096	3,096	3,096	
	Facilities Manager			3,728	3,728	3,728	3,728	
	Accountant			1,751	1,751	1,751	1,751	
	Purchasing Coordinator			5,343	5,343	5,343	5,343	
	Executive Secretary			1,796	1,796	1,796	1,796	
Modernization Assistant			24,242	24,242	24,242	24,242		
Sundry: Adv., Admin., Trailer			0	0	0	0		
Subtotal			\$90,255	\$90,255	\$90,255	\$90,255		

Part III

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	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	Contracts: Rent One Plus, A-1 Phoenix Restoration, NH Safe & Lock. Contract: 01/19/06 Turnstone \$811,811 Continued from R. Reserve
NH 2-2 Vagge Village	8/18/2007	8/17/2007		8/18/2009	8/17/2009		
NH 2-3 Ledge Street	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/17/2009	12/31/2005	
NH 2-5 Sullivan Terrace North	8/18/2007	8/17/2007		8/18/2009	8/17/2009		
NH 2-6 Bronstein	8/18/2007	8/17/2007		8/18/2009	8/17/2009		
NH 2-7 Sullivan Terrace South	8/18/2007	8/17/2007		8/18/2009	8/17/2009		
NH 2-10 Arel Manor	8/18/2007	8/17/2007	6/30/2006	8/18/2009	8/17/2009		
NH 2-10F Lake Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005	

Part III

NH 2-10F Fossa Avenue	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-10F Rochette Avenue	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-11 Temple Manor	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-13 Major Drive	8/18/2007	8/17/2007	3/31/2006	8/18/2009	8/17/2009	
NH 2-15 Atwood Court	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-15 Whitney Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-15 Pine Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-16 Fairmount Street	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-20 Forge Drive	8/18/2007	8/17/2007	9/30/2005	8/18/2009	8/17/2009	12/31/2005
NH 2-20 Flagstone Drive	8/18/2007	9/30/2005	9/30/2005	8/18/2009	8/17/2009	12/31/2005

Annual Statement/Performance and Evaluation Report

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

PHA Name: Nashua Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P002-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 3) Date 03/31/07
 Performance and Evaluation Report for Period Ending: 03/31/07 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
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	\$10,000	\$9,737	\$9,737	\$9,737
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	89,815	89,815	89,815	88,040
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	779,460	779,460	779,460	779,460
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	7,000	7,263	7,263	7,263
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$984,750	\$984,750	\$984,750	\$982,975
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	\$305,000

Part II

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:					
Development Number Name/HA-Wide Activities	Description of Major Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
NH 2-1 Maynard Homes	Install bathroom v Fees and costs-b	1460	100 units	15,000	See NH 2-6	See NH 2-6	See NH 2-6
		1430		See NH 2-6	See NH 2-6	See NH 2-6	
	Subtotal			\$15,000	\$0	\$0	\$0
NH 2-6 Bronstein	Replace bathroom Fees and costs-b	1460	48 units	200,000	773,430	773,430	773,430
		1430		45,310	45,310	45,310	43,979
	Replace kitchen Fees and costs-ki	1460	48 units	253,430	See above	See above	See above
		1430		See above	See above	See above	See above
	Fees and costs-as	1430		5,700	5,700	5,700	5,700
	Fees and costs-S	1430		14,025	14,025	14,025	13,581
	Fees and costs-as	1430		24,780	24,780	24,780	24,780
Relocation costs	1495.1		7,000	7,263	7,263	7,263	
Subtotal				\$550,245	\$870,508	\$870,508	\$868,733
NH 2-10 Arel Manor	Paint exterior trim	1460	1 bldg.	1,798	1,798	1,798	1,798
	Subtotal			\$1,798	\$1,798	\$1,798	\$1,798
NH 2-10 Lake Street	Replace kitchen	1460	8 units	0	0	0	0
	Replace bathroom	1460	8 units	0	0	0	0
	Fees and costs-ki	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-as	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6

Part II

	Stain decks	1460	3 decks	0	0	0	0
	Subtotal			\$0	\$0	\$0	\$0
NH 2-10 Rochette Avenue	Replace kitchen	1460	6 units	0	0	0	0
	Replace bathroom	1460	6 units	0	0	0	0
	Fees and costs-ki	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-as	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Stain decks	1460	4 decks	0	0	0	0
	Subtotal			\$0	\$0	\$0	\$0
NH 2-10 Fossa Avenue	Replace kitchen	1460	8 units	0	0	0	0
	Replace bathroom	1460	8 units	0	0	0	0
	Fees and costs-ki	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-as	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Stain decks	1460	2 decks	0	0	0	0
	Subtotal			\$0	\$0	\$0	\$0
NH 2-13 Major Drive	Exterior painting &	1460	10 units	4,232	4,232	4,232	4,232
	Subtotal			\$4,232	\$4,232	\$4,232	\$4,232
NH 2-15 Atwood Court	Replace bathroom	1460	7 units	15,000	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-ba	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-as	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Subtotal			\$15,000	\$0	\$0	\$0
NH 2-15 Whitney Street	Replace bathroom	1460	4 units	10,000	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-ba	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-as	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Subtotal			\$10,000	\$0	\$0	\$0
NH 2-15	Replace bathroom	1460	6 units	10,000	See NH 2-6	See NH 2-6	See NH 2-6

Part II

Pine Street	Fees and costs-b	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-a	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Subtotal			\$10,000	\$0	\$0	\$0
NH 2-16 Fairmount Street	Replace kitchen	1460	10 units	0	0	0	0
	Replace bathroom	1460	10 units	0	0	0	0
	Fees and costs-ki	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-a	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Subtotal			\$0	\$0	\$0	\$0
NH 2-20 Forge Drive	Replace kitchen	1460	22 units	200,000	See NH 2-6	See NH 2-6	See NH 2-6
	Replace bathroom	1460	22 units	70,000	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-ki	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Fees and costs-a	1430		See NH 2-6	See NH 2-6	See NH 2-6	See NH 2-6
	Stain decks	1460	22 decks	0	0	0	0
	Subtotal			\$270,000	\$0	\$0	\$0
	Management Imp	1408		\$10,000	\$9,737	\$9,737	\$9,737
	Contingency	1502		\$0	\$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

Part III

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
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Development Numb 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	8/1/2006	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	N/A	9/13/2006	3/31/2006	N/A	9/13/2008		

Part III

Whitney Street							
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 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. 4) <input checked="" type="checkbox"/> Performance & Evaluation as of 03/31/07
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Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below) 04/01/06 - 03/31/07	\$5,896	\$5,896
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	635,122	635,122
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	(629,226)	(629,226)
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-50075-SA)	0	0
5. Replacement Reserve Balance at End of Previous Program Year (account 2830) (CFP501-02) (CFP501-03)	612,754	612,754
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 Complete this section if there is withdrawal/expenditure activity. Summary by Account (6200 subaccount)	Estimated Cost Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved	0	0	0
2. 1406 Operations	0	0	0
3. 1408 Management Improvements	0	0	0
4. 1410 Administration	0	0	0
5. 1415 Liquidated Damages	0	0	0
6. 1430 Fees and Costs	0	0	0
7. 1440 Site Acquisition	0	0	0
8. 1450 Sites Improvement	629,226	635,122	635,122
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	635,122	635,122
17. 1420.7 Replacement Reserve Interest Income	(16,472)	(5,896)	(5,896)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	612,754	629,226	629,226
19. Amount of line 16 related to LBP Activities	0	0	0
20. Amount of line 16 related to Section 504 Compliance	0	0	0
21. Amount of line 16 related to Emergencies	0	0	0

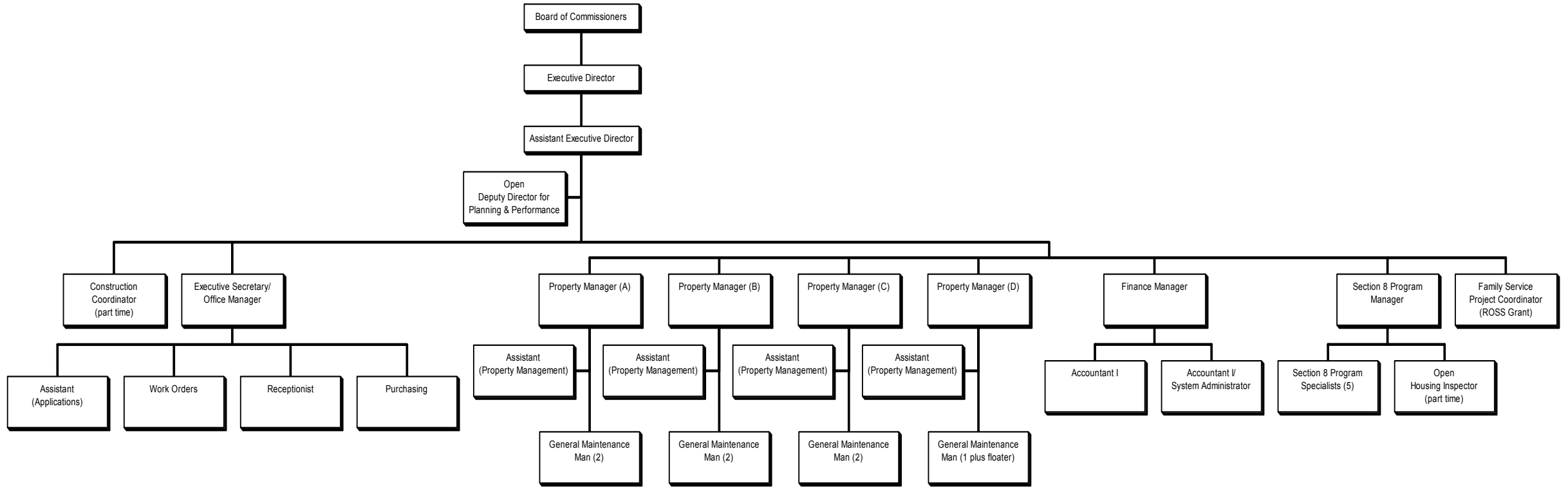
Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement/Performance and Evaluation Report on Replacement Reserve Part II: Supporting Pages Capital Fund Program (CFP)	U. S. Department of Housing and Urban Development Office of Public and Indian Housing CFP: NH36-P002-501-02 and NH36-P002-501-03	
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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 ^{1/}
			Original	Revised ^{1/}	Funds Obligated ^{1/}	Funds Expended ^{1/}	
NH 2-6 Bronstein	ORIGINAL WORK DESCRIPTION						Contract: 01/19/06 Turnstone Corporation \$811,811 Completed: 12/31/06 Contract balance paid from CFP 501-05
	Site Improvements	4450	305,754				
	Fees and costs Site Improvements	4430	10,000				
	NEW WORK DESCRIPTION						
	Site Improvements as listed below:						
	Parking lot installation and repairs	1450	359,226	365,122	365,122	365,122	
	Curbing replacement	1450	60,000	60,000	60,000	60,000	
	Walkways installation and repairs	1450	100,000	100,000	100,000	100,000	
Additional lighting	1450	50,000	50,000	50,000	50,000		
Landscaping and tree installation	1450	60,000	60,000	60,000	60,000		
Subtotal			629,226	635,122	635,122	635,122	
TOTAL			629,226	635,122	635,122	635,122	

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

Nashua Housing Authority Organization Chart



Attachment I

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

RESIDENT ADVISORY BOARD MEETING MINUTES MAY 31, 2007, 2:30 P.M.

Attendees (in alphabetical order):

Paul Deschenes, resident
Pauline Denise Dion, resident
Ronald Doucette, resident
William Forrester, NHA Modernization Manager
Rebecca Mullis, resident
George Robinson, NHA Executive Director
Bethany Svenson, resident

The Resident Advisory Board (RAB) meeting was scheduled and held on Thursday, May 31, 2007 at Authority's main office on 40 East Pearl Street, Nashua, NH. All of the RAB members attended.

Mr. Robinson thanked the RAB members for their long service to the Board and were informed that the Authority would be soliciting new RAB participants for next year. He informed them that they were invited to apply next year.

There were quite a few questions asked during the meeting. All questions were answered at the meeting. An example of the questions were how the NHA's Eisenhower Grant might provide for better police presence in Public Housing buildings; how to have better security in Public Housing buildings; how we intended to meet some goals in Maintenance; discussions of designating housing for elderly and elderly/disabled and how a HOPE VI might be used at the NHA; audit findings; setting up of AMPs and startup of AMPs with staff.

The meeting was productive and informative for both RAB members and the NHA.

Respectfully submitted,

George F. Robinson

George F. Robinson
Executive Director

Attachment J

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Resident on the Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Paul Deschenes

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **10/14/08**

2. A. 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

B. Date of next term expiration of a governing board member: **10/14/07**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor of Nashua, with Aldermen approving

Attachment K

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Membership of the Resident Advisory Board

Ms. Pauline Denise Dion

Ms. Rebecca Mullis

Mr. Paul Deschene

Ms. Bethany Svenson

Mr. Ronald Doucette

Attachment L

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Statement of Progress in Meeting the 5-Year Plan Mission and Goals established for Fiscal Years 07/01/05 through 06/30/10

Nashua Housing Authority (NHA) did not achieve high-performer status under the PHAS program and will endeavor to achieve that status this fiscal year. High performer status was achieved under the SEMAP. We look forward to future scoring as high performers for both PHAS and SEMAP.

NHA staff attended an increased number of professional development seminars, all of which contributed to their knowledge of management practices and fair housing issues. Programs and services geared to self-sufficiency continue to be offered to the resident population.

Over the course of the upcoming fiscal year, the Housing Authority will assess the feasibility of applying for demolition/disposition of NH 002-6, Bronstein Apartments. Additionally NHA will consider available funding options for replacement housing. These activities will help to achieve the following initiatives:

- **Replace dilapidated or obsolete existing housing stock**
- **Develop additional rental and homeownership housing that is affordable to low-income families**

We at Nashua Housing Authority continue to provide quality affordable housing, economic opportunity and a suitable living environment free from discrimination. We aggressively serve in a leadership role in the effort to make quality affordable housing available for low and moderate-income members of our community.

Attachment M

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Community Service Statement

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

B. Community Service

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

Exemptions:

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

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

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

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

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

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

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

Attachment N

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Pet Policy Statement

Nashua Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The policies do 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.

The Housing Authority has adopted the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Nashua Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Nashua Housing Authority will allow only common household pets. This means only domesticated animals such as a dog (elderly/disabled developments only), 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).

6. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.
7. Only one pet per unit (except for fish) will be allowed.
8. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.
9. 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.
10. The Nashua Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment O

Nashua Housing Authority

Annual Plan

Fiscal Year 10/01/2007 – 09/30/2008

Violence Against Women Act Report

Nashua Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Through cooperation with the local domestic violence agencies and the Nashua Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:

New Hampshire Feminist Health Center	Community Council
The Youth Council	Nashua Pastoral Care
Marguerite's Place	Nashua Welfare
New Hampshire Help Line	A Safe Place
Bridges	

Nashua Housing Authority provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The domestic violence agencies' program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.

For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the local domestic violence agency for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.

Nashua Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein are used, making referrals to the above-listed domestic violence agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.