

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2009

**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: Brockton Housing Authotiy **PHA Number:** MA024

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units:1254 Number of S8 units: Number of public housing units:
 Number of S8 units:931

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The Brockton Housing Authority is a Dynamic professional organization committed to providing the best quality of life for our residents. Through responsible leadership, teamwork and collaboration we are the catalyst for positive change and revitalization in our community. We employee development, growth and participation our dedicated staff will continue to meet the challenges of the ever-changing world in which we live.

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)

The Authority continues to monitor notices to identify vouchers that may become available. We have also worked with other Authorities to obtain Domestic Violence Vouchers for our area. The authority continues to address vacancies though aggressive

management, Tenant Selection and Vacancies preparation. Recently the operations of the vacancy preparation team were reorganized and a number of the functions were privatized to address man power issues. The Authority has also created over thirty units of affordable housing in the last five years.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) The Authotiy must improve its financial standing to improve its score, this will be done through finding alternative sources of income to offset cuts by HUD
 - Improve voucher management: (SEMAP score)
 - 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)

The Authority has required all front line employees to attend 6 week customer service training. Our Capital plan outlines the completed and planned modernization activity of the Authority.

- 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)

The Authority is an active member of the local Landlord Association and provided information to them on a regular basis about the Section 8 HCVP. The Authority continues to run a Section 8 Homeownership program and currently has 5 home owners. The Authority has also partnered with the YMCA ad Youth build to build homes and sells them to low income residents. We have built and sold 7 homes

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

The Authority continues to build out on its video surveillance capacity. Currently 5 of our 7 federal complexes are served by this system. We have applied for and have been granted an extension of our designated Housing plan

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: (list below)

The Authority runs an active Family Self Sufficiency Program and Elderly Service Coordinator program. We have partnered with DTA, Old Colony Elderly Services, Secure Horizons and many others to provide services that allow our residents economic and service opportunities. Over 40 families have graduated from the FSS program and purchased homes.

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)

The Authority has provided training to many of its staff members to ensure equal opportunity in housing. We work with the various associations and churches that represent low income and minority groups within the city to make them aware of our programs. Our units are being updated through modernization to ensure compliance with the Americans with Disabilities act requirements.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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 Brockton Housing Authority continues to work with its partners to address the needs of low income families and on neighborhood revitalization. Recently a partnership between the Paul and Phyllis Fireman Fund, the City of Brockton, The Brockton Redevelopment Authority and the Massachusetts Department of Housing and Community Development was formed to address the deterioration of neighborhoods due to the rapid increase in foreclosures. The partnership will produce eighteen units of affordable housing and will provided substantial investments into neighborhood most drastically affected by the foreclosure crisis.

The Authority has just brought on software to address the accounting needs created by Project Based Accounting. Twelve years ago the Authority began the transition to Asset Based Management which helped a great deal in meeting the mandates of Project Based Accounting.

Each month staff from the Authority meets with the Resident Advisory Board to discuss issues important to the residents. These meeting are open to all residents and provide a forum to discuss current issues. Project Based accounting and Asset Management has been an ongoing theme at these meetings.

The Third Thursday of each month the Board of Commissioners meets at 6:00pm at 45 Goddard Road, Brockton MA 02301. These are public meetings and open to any one who wishes to attend.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration ma024a01
- FY 2006,2006 Bond, 2007,2008,2009 Capital Fund Program Annual Statement ma024b01, ma024c01, ma024d0, ma024e01, ma024f01
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members ma024g01
- List of Resident Board Member Anthony Deveiga
- Community Service Description of Implementation ma024h01
- Information on Pet Policy ma024i01
- Section 8 Homeownership Capacity Statement, if applicable page 42
- Description of Homeownership Programs, if applicable

Optional Attachments:

form HUD 50075 (03/2006)

- PHA Management Organizational Chart ma024k01
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
VAWA related activities **ma024j02**

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
X	Public housing rent determination policies, including the	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" 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 checked="" 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
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
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	5522	5	3	3	2	2	3
Income >30% but <=50% of AMI	2682	5	3	3	2	2	3
Income >50% but <80% of AMI	3282	3	3	3	2	2	3
Elderly	2668	4	3	3	3	3	3
Families with Disabilities	701	3	3	3	4	3	3
White	8286	3	3	3	2	2	3
Black	2750	4	3	3	2	2	3
Hispanic	1535	4	3	3	2	2	3

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: 2008
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance FEDERAL ELDERLY Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	497		
Extremely low income <=30% AMI	475	97%	
Very low income (>30% but <=50% AMI)	22	3%	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	64	12%	
Families with Disabilities	375	75%	
Race/ethnicity White	316	64%	
Race/ethnicity Black/African American	173	35%	
Race/ethnicity Ind/Alaska Native	2	Less than 1%	
Race/ethnicity Asian	4	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	475	97%	
2 BR	22	3%	
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? Yes If yes: How long has it been closed? 45 Months Does the PHA expect to reopen the list in the PHA Plan year? Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance FEDERAL FAMILY Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	486		
Extremely low income <=30% AMI	486	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	327	67%	
Elderly families	28	1%	
Families with Disabilities	93	19%	
Race/ethnicity White	162	33%	
Race/ethnicity Black/African American	312	64%	
Race/ethnicity Ind/Alaska Native	4	Less than 1%	
Race/ethnicity Asian	5	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	159	25%	
2 BR	229	43%	
3 BR	97	31%	
4 BR	1	Less than 1%	
5 BR	0		
5+ BR			
Is the waiting list closed (select one)? Yes If yes: How long has it been closed? (45 months) Does the PHA expect to reopen the list in the PHA Plan year? Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
 Section 8 tenant-based assistance **SECTION 8**
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	709		
Extremely low income <=30% AMI	505	71%	
Very low income (>30% but <=50% AMI)	204	29%	
Low income (>50% but <80% AMI)	0	0	
Families with children	533	75%	
Elderly families	36	1%	
Families with Disabilities	138	19%	
Race/ethnicity White	226	32%	
Race/ethnicity Black/African American	466	66%	
Race/ethnicity Ind/Alaska Native	4	1%	
Race/ethnicity Asian	7	1%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? **Yes**
 If yes:
 How long has it been closed ? **45 Months**
 Does the PHA expect to reopen the list in the PHA Plan year? **Yes**
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
No

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	4,829,492 @ 88.96%	
b) Public Housing Capital Fund	2,230,888	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,062,167	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	128,520	
h) Community Development Block Grant	N/A	
i) HOME	758,644	See Annual Plan
Other Federal Grants (list below)		
McKinney Homeless Grant	359,140	Homeless Vouchers
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 Capital Fund	975,586.80	See attached Plan
3. Public Housing Dwelling Rental Income		
Amp 1	972,000	Operating Income
Amp 2	3,648,000	Operating Income
4. Other income (list below)		
Interest	61,300	Operating Income
Excess Utilites	31,530	Operating Income
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	23,057,267.80	

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: (state number)
- When families are within a certain time of being offered a unit: (4 MONTHS)
- 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) Only when the residential history shows the person has lived out of state.

(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: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 3 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 (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) Only when the resident history shows they have lived out of state.

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

- Criminal or drug-related activity

Other (describe below)

(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: Standard procedure is to extend the period to 120 days in recognition of the market and the Housing Search issues that many of our applicant have.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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)

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:

The BHA shall grant an exemption from the payment of the minimum rent if the family is unable to pay the minimum rent due to financial hardship. Financial hardship includes the following situations:

- The family or individual has lost eligibility or is waiting for an eligibility determination for a Federal, State, or Local assistance program;
- The family or individual would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family or individual has decreased because of a changed circumstance, including loss of employment; and/or
- A death in the family has occurred.

If a family requests a hardship exemption, the BHA shall suspend the minimum rent requirement beginning the month following the family's request for a hardship exemption, and continuing until the BHA determines whether there is a qualifying financial hardship and whether it is temporary or long term.

The BHA shall promptly determine whether a qualifying hardship exists and whether it is temporary or long term. The BHA may not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the family's request for a hardship exemption.

If the BHA determines that a qualifying financial hardship is temporary, the BHA shall reinstate the minimum rent from the beginning of the suspension of the minimum rent. The BHA shall offer the family a reasonable repayment agreement, on terms and conditions established by the BHA, for the amount of back minimum rent owed by the family.

If the BHA determines that a qualifying financial hardship is long-term, the BHA shall exempt the family from the minimum rent requirements so long as the hardship continues. The exemption shall apply from the beginning of the month following the family's request for a hardship exemption until the end of the qualifying financial hardship.

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)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

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)

6-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

PHA Policy

Overview

If the PHA establishes a minimum rent greater than zero, the PHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the PHA determines that a hardship exists, the family share is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

PHA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

PHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- (3) Family income has decreased because of changed family circumstances, including the loss of employment.

- (4) A death has occurred in the family.

PHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

- (5) The family has experienced other circumstances determined by the PHA.

PHA Policy

The PHA has not established any additional hardship criteria.

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	1254	188
Section 8 Vouchers	931	30
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Welcome Home	3	1

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)

Administrative and Continued Occupancy Plan
Maintenance Plan

(2) Section 8 Management: (list below)

Administrative Plan

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; ma024b01,ma024c01,ma024d01,ma024e01, ma024f01

-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 (state name

-or-

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

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

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

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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.)

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: Belair Heights, Manning Tower, Campello Highrise, Caffrey Towers and Sullivan Tower
1b. Development (project) number: 54-2,24-3,24-6,24-7,24-8
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 checked="" type="checkbox"/> 75% Elderly and 25% Non Elderly
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/14/2008)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 1033
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" 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)	

form HUD 50075 (03/2006)

- | |
|--|
| <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:

HOMEOWNERSHIP [24 CFR 982.625]

General

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. The Brockton Housing Authority will assist up 100 families under this program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

The PHA may make homeownership available to all who qualify, or restrict homeownership to families or purposes defined by the PHA. The PHA may also limit the number of families assisted with homeownership.

The PHA may provide homeownership assistance in the form of monthly payments, or as a down payment assistance grant. The PHA may choose to offer either or both forms, or may choose not to offer homeownership assistance. If the PHA offers both forms of assistance, the family chooses which form to receive.

The PHA must offer either form of assistance if necessary as a reasonable accommodation. However, the PHA may determine that homeownership assistance is not a reasonable accommodation if the PHA has otherwise opted not to implement a homeownership program.

A family may receive only one form of homeownership assistance. A family that includes a person who was an adult member of a family that previously received either form of homeownership assistance may not receive the other form from any PHA.

The PHA will offer monthly homeownership assistance payments to qualified families according to the policies contained in this chapter.

The PHA may offer down payment assistance grants to qualified families according to the policies contained in this chapter.

Monthly Homeownership Assistance Payments

The PHA will offer the monthly homeownership assistance option to all applicant and participant families who meet the eligibility requirements listed below.

The PHA will offer monthly homeownership assistance only to participating families who:

Are currently enrolled in the Family Self-Sufficiency (FSS) Program and in compliance with the FSS contract. or

Are graduates of the PHA's Family Self-Sufficiency FSS program or are current voucher holders in good standing with the Brockton Housing Authority.

Have a Section 8 Housing Choice Voucher Administered by the Brockton Housing Authority and who have completed a First Time Home Buyer Counseling Educational Program offered by HUD recognized groups, including local Community Development Corporations (CDC).

Monthly Homeownership Assistance: Eligibility Requirements [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

The family must be eligible for the Housing Choice Voucher program.

The family must qualify as a first-time homeowner, or may be a co-operative member.

The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home.

For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.

For elderly or disabled families welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement.

The PHA may establish a higher income standard for disabled families and/or for non-disabled families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing.

The family must meet the Federal minimum employment requirement.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

HUD regulations define "full time employment" as not less than an average of 30 hours per week.

A family member will be considered to have been continuously employed even if that family member has experienced a break in employment, provided that the break in employment:

did not exceed 30 calendar days; and

did not occur within the 3 month period immediately prior to the family's request to utilize the homeownership option; and

The Federal minimum employment requirement does not apply to elderly or disabled families. Any family member who was an adult member of a family that previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

The PHA will impose the following additional initial requirements:

The family has had no family-caused violations of HUD's Housing Quality standards within the last 1 year.

The family does not owe money to the PHA.

The family has not committed any serious or repeated violations of a PHA-assisted lease within the past 1 year.

Homeownership Counseling Requirements [24 CFR 982.630]

When the family has been determined eligible, they must attend and complete homeownership counseling sessions. These counseling sessions will be conducted by either **PHA staff, HarborOne Credit Union as recipient of HUD's Housing Counseling Grant, a selected organization by the Brockton Housing Partnership or an approved HUD-housing counseling agency**. Such counseling shall be consistent with HUD-approved housing counseling.

The following topics will be included in the homeownership counseling sessions:

Home maintenance (including care of the grounds);

Budgeting and money management;

Credit counseling;

How to negotiate the purchase price of a home;

How to obtain homeownership financing and loan preapprovals, including a description of types of financing that may be available, and the pros and cons of different types of financing;

How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;

Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;

Information about RESPA, state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions;

Eligible Units [24 CFR 982.628]

The unit must meet all of the following requirements:

The unit must meet HUD's "Eligible Housing" requirements. The unit may not be any of the following:

A public housing or Indian housing unit;

A unit receiving Section 8 project-based assistance;

A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;

A college or other school dormitory;

On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.

The unit was already existing or under construction at the time the family was determined eligible for homeownership assistance.

The unit is a one-unit property or a single dwelling unit in a cooperative or condominium.

The unit has been inspected by the PHA and by an independent inspector designated by the family.

The unit meets HUD Housing Quality Standards.

The unit may be a home where the family will not own fee title to the real property (such as a manufactured home), if the home has a permanent foundation and the family has the right to occupy the site for at least 40 years.

The PHA must not approve the seller of the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation. The PHA may disapprove the seller for any reason provided for disapproval of an owner in the voucher program.

The PHA will limit monthly homeownership assistance to a maximum of 100 families at any given time. The Authority reserves the right to further limit the program due to staff capacity.

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 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? DD/MM/YY

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>Section 3 resident employment program</i>	<i>15</i>	<i>Random</i>	<i>Site and main office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	15 01/01/08
Section 8	3	41 01/01/08

- 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: N/A

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 use 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)

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

The Family developments traditionally have a higher incidence of crime. Our Family developments have a lower incidence than the surrounding neighborhoods.

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)

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

Family Developments

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)

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

All 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.

- 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

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? November 20, 2008.
Response has been sent.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
The Brockton Housing Authority did receive comments from the Hillside Village Tenant Council. Those comments and the Authority's response are contained in attachment **ma024m02**

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

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: (Brockton)
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. (list below)
 - Other: (list below)

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

The following language is contained in the City of Brockton's Consolidated Plan;

Maintain, support and preserve the existing housing stock; prevent housing deterioration and vacancies; prevent neighborhood deterioration due to foreclosures.

2. Increase the overall availability of affordable permanent housing through the creation of new units and the return to habitable status of vacant/deteriorated units.

3. Preserve the quality of life in existing neighborhoods while accommodating smart growth; support a well-conceived balance between housing development, transportation, open space and recreational facilities, and appropriate commercial development opportunities.

***Brockton Housing Authority
Deconcentration of Poverty Policy***

The Brockton Housing Authority Board of Commissioners hereby adopts that the admissions policy of the Brockton Housing Authority in relation to its federally funded housing programs will consist of the following:

1. The Brockton Housing Authority may not concentrate very low families (or other families with relatively low incomes) in public housing dwelling units in certain public housing projects or certain buildings within projects;
2. The Authority shall annually determine and compare the relative tenant incomes of each development, as well as household incomes of census tracts in which the developments are located;
3. If it appears that one or more development(s) has a higher concentration of lower income families than another or other development(s), the Authority shall attempt to equalize the concentrations through admissions policies designed to achieve such equalization, including the placement of a higher income family in a development which has a high concentration of lower income families or the placement of a lower income family in a development which has a high concentration of higher income families, when such placement is consistent with other applicable law relating to tenant selection and assignment.
4. The Authority shall, when developing its Agency Plan, include an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing its higher income tenants into lower income projects and lower income tenants into higher income projects, consistent with other applicable law. (This may not be construed to require any specific income or racial quota for any project or projects).

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	2,000			
	Management Improvements Hard Costs				
4	1410 Administration	223,088			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,222,476			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	30,000			
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	9000 Debt Service – Bon Issue	733,324			
	Amount of Annual Grant: (sum of lines 2-17)	2,230,888			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	53,318			
	Collateralization Expenses or Debt Service	733,324			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Brockton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P024509 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
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	Original	Revised	
BHA Wide AMP 1&2	Staff Training		1408		2,000				
	Sub Total A/C 1408				2,000				
BHA Wide AMP 1 & 2	Director of Modernization		1410		85,735				
	Technical Assistant		1410		78,661				
	Administrative Aide		1410		58,692				
	Sub Total A/C 1410				223,088				
24-4 Crescent Court AMP 1	A/E Services Comp Mod Phase 3 & 4		1430		8,000				
24-3 Manning Towers AMP 2	A/E Services – Replace Roof		1430		10,000				
24-6 Campello High Rise AMP 2	A/E Services – Energy Conservation		1430		1,000				
24-7 Caffrey Towers AMP 2	A/E Services – Re-Start Comp Mod		1430		1,000				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Brockton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P024509 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
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	Original	Revised	
	Sub Total A/C 1430				20,000				
24-4 Crescent Court AMP 1	Continuation of Comp Mod – Phases 3 & 4 Replace Kit Cab Doors, Countertops & H.P Parking at Com Center		1460		180,000				
	Replace 2 nd Floor Radiation		1460		390,000				
	Install Seismic Clips – Earthquake Code		1460		200,000				
	Install new wood flooring & bathroom venting		1460		300,158				
24-3 Manning Towers AMP 2	Replace failed Roof		1460		100,000				
24-6 Campello High Rise AMP 2	Energy Conservation – Window Replacement		1460		52,318				
	Amount of Annual Grant: (sum of lines 2-17)								
	Sub Total A/C 1460				1,222,476				
24- 4 Crescent Court – AMP 1	Temporary Relocation of Residents Belongings to install new flooring		1495.1		30,000				
	Sub Total A/C 1495.1				30,000				
24-4 Crescent	Debt Service – Bond Issue		9000		733,324				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Brockton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P024509 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
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	Original	Revised	
Court AMP 1									
	Sub Total A/C 9000					733,324			
	Amount of line XX Related to LBP Activities								
	Amount of line 16 Related to Section 504 compliance								
	Amount of line XX Related to Security – Soft Costs								
	Amount of Line XX related to Security-- Hard Costs								
	Amount of line XX Related to Energy Conservation Measures					52,318			
	Collateralization Expenses or Debt Service					733,324			

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program No: MA06P024509 Replacement Housing Factor No:	Federal FY of Grant: 2009
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
24-4 Crescent Court Comp Mod Phases 3&4 - AMP 1	7/14/11			7/14/14			
24-3 manning Towers	7/14/11			7/14/14			
24-6 Campello High Rise - Energy Conservation - AMP 2	7/14/11			7/14/14			
24-7 Caffrey Towers - Resumption of Comp. Mod. AMP 2	7/14/11			7/14/14			

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program No: MA06P024509 Replacement Housing Factor No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Brockton Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2010	Work Statement for Year 3 FFY Grant: PHA FY: 2011	Work Statement for Year 4 FFY Grant: PHA FY: 2012	Work Statement for Year 5 FFY Grant: PHA FY: 2013
24-4 Comp Mod Debt Service – Bond Issue	Annual Statement	733,324	732,724	736,524	734,524
24-4 Crescent Court Comp Mod. Final Phase – Landscaping AMP 1		200,000			
24-6 Campello High Rise Energy Conservation – Window Replacement – AMP 2		200,000			
24-7 Caffrey Towers – Resumption of Comp Mod – AMP 2		1,097,564	1,498,164	1,494,364	1,496,364
Total CFP Funds (Est.)		2,230,888	2,230,888	2,230,888	2,230,888
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1: 2009	Activities for Year :_2010____ FFY Grant: PHA FY:			Activities for Year: 2011____ FFY Grant: PHA FY:		
	24-4 Crescent Court – Comprehensive Modernization – BOND PROCEEDS – DEBT SERVICE AMP 1	Interior & Exterior Modernization: Apt. Radiation & controls, update kitchens, new flooring, bath venting, paint & complete exterior renovation	733,324 Debt Service	24-4 Crescent Court – Comprehensive Modernization – BOND PROCEEDS – DEBT SERVICE AMP 1	Interior & Exterior Modernization: Apt. Radiation & controls, update kitchens, new flooring, bath venting, paint & complete exterior renovation	732,724 Debt Service
	24-4 Crescent Court – Comprehensive Modernization AMP 1	Final Phase – Landscaping	200,000			
	24-6 Campello High Rise – Energy Conservation AMP 2	Replacement of all windows & sliding doors	200,000			
	24-7 Caffrey Towers – Resumption of Comp. Mod. AMP 2	Resumption of Comp. Mod. – Complete renovations of Apts., Common Areas & Entranceways	1,097,564	24-7 Caffrey Towers – Resumption of Comp. Mod. AMP 2	Resumption of Comp. Mod. – Complete renovations of Apts., Common Areas & Entranceways	1,498,164
Total CFP Funds (Est.)			2,230,888			2,230,888

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2012____ FFY Grant: PHA FY:			Activities for Year: 2013____ FFY Grant: PHA FY:		
	24-4 Crescent Court – Comprehensive Modernization – BOND PROCEEDS – DEBT SERVICE AMP 1	Interior & Exterior Modernization: Apt. Radiation & controls, update kitchens, new flooring, bath venting, paint & complete exterior renovation	736,524 Debt Service	24-4 Crescent Court – Comprehensive Modernization – BOND PROCEEDS – DEBT SERVICE AMP 1	Interior & Exterior Modernization: Apt. Radiation & controls, update kitchens, new flooring, bath venting, paint & complete exterior renovation	734,524 Debt Service
	24-7 Caffrey Towers – Resumption of Comp. Mod. AMP 2	Resumption of Comp. Mod. – Complete renovations of Apts., Common Areas & Entrancesways	1,494,364	24-7 Caffrey Towers – Resumption of Comp. Mod. AMP 2	Resumption of Comp. Mod. – Complete renovations of Apts., Common Areas & Entrancesways	1,496,364
Total CFP Funds (Est.)			2,230,888			2,230,888

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 P&E 6/30/08
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/08
 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	223,088			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	166,000			
10	1460 Dwelling Structures	1,016,158			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
		Original	Revised	Obligated	Expended
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008 P&E 6/30/08	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	9000 Debt Service	735,642			
	Amount of Annual Grant: (sum of lines 2-17)	2,230,888			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008 – P&E 6/30/08			
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	Obligated	Expended	
MA 24-4 Crescent Court – AMP 1	Comp. Mod – BOND DEBT SERVICE		9000		735,642				
	Amount of Annual Grant: (sum of lines 2-17)				2,230,888				
	Amount of line XX Related to LBP Activities								
	Amount of line 16 Related to Section 504 compliance								
	Amount of line XX Related to Security –Soft Costs								
	Amount of Line XX related to Security--Hard Costs				1,000				
	Amount of line XX Related to Energy Conservation Measures				200,000				
	Collateralization Expenses or Debt Service				735,642				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007 P&E 6/30/08 Rev 1	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> 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					
2	1406 Operations					
3	1408 Management Improvements Soft Costs					
	Management Improvements Hard Costs					
4	1410 Administration	211,534		211,534	4,923.99	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000	45,000	1,500	1,500	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	1,150,482	1,125,482	192,194.46	101,770.72	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007 P&E 6/30/08 Rev 1	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency				
20	9000 Debt Service	733,330		733,330	191,665
	Amount of Annual Grant: (sum of lines 2-17)	2,115,346			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				
	Totals			1,138,558.46	299,859.71

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007 P&E 6/30/08 Rev # 1		
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	Obligated	Expended	
MA 24-4 Crescent Court	Comp. Mod – BOND DEBT SERVICE		9000		733,330		733,330	191,665	
	Amount of Annual Grant: (sum of lines 2-17)				2,115,346				
	Amount of line XX Related to LBP Activities								
	Amount of line 16 Related to Section 504 compliance				45,000				
	Amount of line XX Related to Security –Soft Costs								
	Amount of Line XX related to Security—Hard Costs				70,000				
	Amount of line XX Related to Energy Conservation Measures								
	Collateralization Expenses or Debt Service				733,330				
	Totals						1,138,558.46	299,859.71	

2007 - 6/30/08 P&E

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 P&E 6/30/08 REV 3
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 6/30/07 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	200,726	217,709	217,709	200,726
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,017	40,179.50	40,179.50	40,179.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	610,136	624,973.50	624,973.50	618,971.06
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 P&E 6/30/08 REV 3
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 6/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	150,000	-0-		
18	1499 Development Activities				
19	1501				
20	1502 Contingency				
21	9000 Bond Debt Service Reserve MA-24-4	1,294,231		1,294,231	1,294,231
	Amount of Annual Grant: (sum of lines 2-17)	2,007,264	2,177,093		
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	1,294,231			
				2,177,093	2,154,107.56

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 P&E a/o 6/30/08, Revision # 3			
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	Obligated	Expended		
BHA Wide	Modernization Staff Salaries	1410							
	Director of Modernization	1410		77,804	83,465	83,465	66,482		
	Technical Assistant	1410		68,000	73,661	73,661	73,661		
	Administrative Aide	1410		54,922	60,583	60,583	60,583		
	Sub Total A/C 1410			200,726	217,709	217,709	200,726		
MA24-4 Crescent Court	A/E Fee	1430		50,017	40,179.50	40,179.50	40,179.50	Construction Com Cntr	
MA24-7 Caffrey Towers	A/E Fee	1430		5,000	-0-			Suspended	
	Sub total A/C 1430			55,017	40,179.50	40,179.50	40,179.50		
MA 24-4 Crescent Court	Comprehensive Modernization – Supplement to Bond Proceeds – Community Center Renovations	1460		510,136	624,973.50	624,973.50	618,971.06	Construction 98% Complete	
MA 24-7 Caffrey Towers	Comprehensive Modernization – Cont'd Phase 3 – Apartment Interiors Cont'd	1460		-0-					
	Sub Total 1460			610,136	624,973.50	624,973.50	618,971.06		

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 P&E a/o 6/30/08, Revision # 3			
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	Obligated	Expended	
MA 24-4 Crescent Court	Relocation Costs – Temporary Units		1495.1	96	150,000	-0-			
MA 24-4 Crescent Court	BOND DEBT SERVICE RESERVE		9000		1,294,231		1,294,231	1,294,231	Construction
	Amount of Annual Grant: (sum of lines 2-17)				2,007,264	2,177,093	1,294,231	1,294,231	
	Amount of line XX Related to LBP Activities								
	Amount of line 16 Related to Section 504 compliance								
	Amount of line XX Related to Security –Soft Costs								
	Amount of Line XX related to Security-- Hard Costs								
	Amount of line XX Related to Energy Conservation Measures								
	Collateralization Expenses or Debt Service								
	Totals						2,177,093	2,154,107.56	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: BOND PROCEEDS ONLY Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 P&E a/o 6/30/08
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/08 <input type="checkbox"/> 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement – BOND PROCEEDS				
10	1460 Dwelling Structures – BOND PROCEEDS	8,217,600	8,296,396	8,296,396	8,273,149
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report

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

PHA Name: **Brockton Housing Authority**

Grant Type and Number

Capital Fund Program Grant No: **BOND PROCEEDS ONLY**

Replacement Housing Factor Grant No:

Federal FY of Grant:

2006 P&E

a/o 6/30/08

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)

Performance and Evaluation Report for Period Ending:6/30/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency	86,925	78,796	78,796	55,549
	Amount of BOND PROCEEDS (sum of lines 2-17)	8,296,396		8,296,396	8,273,149
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	1,900,000			
	Collateralization Expenses or Debt Service				

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: BOND PROCEEDS ONLY Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 P&E a/o 6/30/08			
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	Obligated	Expended	
24-4 Crescent Court	Comprehensive Modernization from BOND PROCEEDS								
	Building Exterior & Envelope Replace Windows, Doors – Energy Efficiency		1460		3,299,109	3,282,881	3,282,881	3,282,881	Construction Complete
	Replace roofs & structures		1460		3,200,000	3,497,932	3,497,932	3,497,932	Complete
	Install new insulation – Energy Efficient		1460		635,362	179,800	179,800	179,800	Complete
	New front porches		1460		360,000	100,000	100,000	100,000	Complete
	New siding facades & structures		1460		715,000	1,156,987	1,156,987	1,156,987	Complete
	Total A/C 1460				8,209,471	8,217,600	8,217,600	8,217,600	
	Contingency		1502		86,925	78,796	78,796	55,549	
	Total Bond Proceeds				8,296,396	8,296,396	8,296,396	8,273,149	

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

PHA Name: Brockton Housing Authority			Grant Type and Number Capital Fund Program No: BOND PROCEEDS ONLY Replacement Housing Factor No:				Federal FY of Grant: 2006 P&E a/o 6/30/08	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MA24-4 Crescent Court – BOND PROCEEDS	8/30/07		8/30/07	8/30/09	8/30/08		Project ahead of schedule	

CURRENT R.A.B. MEMBERSHIP AS OF August 28, 2008

ACTIVE MEMBERS

Madeline Greenlaw, 31 Plymouth St., Brockton, MA 02302
Sandy Proctor, 140 Colonel Bell Drive, #204, Brockton, MA 02301
Maria Vega Fleurimond, 37 Hill Street, Brockton, MA 02302
Rosemary Rittenberg, 68 Hill Street, Brockton, MA 02302
Marilyn Roderick, 30 Kennedy Drive, Brockton, MA 02301
Dorothy Tosetti, 1380 Main Street, #604B, Brockton, MA 02301
Kelly Bystrom, 1380 Main Street, #909B, Brockton, MA 02301
James Mcelroy 1380 Main St. #620A Brockton, MA 02301
Anna Baldwin 105 Belair St.,#813, Brockton, MA 02301
Rosemary Foster, 105 Belair St Brockton, MA 02301
Carol Gray 99C Earle St. Brockton, MA 02301
Rose Gabriele, 89C Earle Street, Brockton, MA 02301
Maria Ayala, 45 Goddard Road, #406, Brockton, MA 02301
Julieanne Farrington 105 Belair St. #108 Brockton, MA 02301
Nez Porter 140 Colonel Bell Dr #710 Brockton, MA 02301
Lorna Starbird 105 Belair St. #618 Brockton, MA 02301
Kathy Gordon 25 North Avenue # 01Brockton, MA 02302
Sandi Bauer 250 Authur Paquin Way Brockton, MA 02301

VIII. COMMUNITY SERVICE AND CONTINUED OCCUPANCY

A. GENERAL

Community service is the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities. [24 CFR 960.601]

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service, or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as described unless exempt from this requirement.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants such as: programs for job training, work placement, basic skills training, education, English proficiency, financial or household management, apprenticeships and any program necessary to ready a participant to work such as substance abuse or mental health treatment.

[Each family member required to perform community service must perform eight hours of community service activities per month during the twelve month period. It is unacceptable, for example, to perform 96 hours of community service in one month and no community service in the remaining eleven months of the year.]

B. EXEMPTIONS [24 CFR 960.601]

An exempt individual is an adult who:

1. Is 62 years or older; or
2. Is a blind or disabled individual as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability he or she is unable to comply with the community service requirement, or is a primary caretaker for such an individual;
3. Is engaged in work activities for at least 20 hours per week;
4. Meets the requirements from having to engage in a work activity under the State program funded under part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the BHA is located, including a State-administered welfare to work program; or

5. Is a member of a family receiving assistance, benefits or services under a State program funded under part A of Title IV of the Social Security Act or under any other welfare program of the State in which the BHA is located, including a State administered welfare to work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

C. NOTIFICATION OF THE REQUIREMENT

The BHA shall provide written notification to each adult family member about the community service requirement and related exemptions. The notification will provide the opportunity for the family member to claim and explain an exempt status. The BHA shall verify each claim for exemption.

The notification will also advise family members that the community service obligation will begin upon the effective date of their first annual reexamination on or after October 1, 2003. For families paying a flat rent, the obligation begins on the date that the annual reexamination would have been effective had an annual reexamination taken place. The notification will also advise that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

D. COMMUNITY SERVICE VOLUNTEER OPPORTUNITIES

The BHA will coordinate with social service agencies; local schools, the BHA's Resident Services Department and others to compile a list of community service volunteer opportunities. However, it is the resident's responsibility to secure opportunities for community service credit. The BHA is responsible for maintaining the record of documented community service compliance for affected residents and for determining the eligibility of the family for continued occupancy.

E. ASSURING RESIDENT COMPLIANCE [24 CFR 960.607]

If qualifying activities are administered by an organization other than the BHA, the family member must provide signed certification to the BHA by the organization that the family member has performed the community service activities.

If the BHA determines that there is a family member who is required to fulfill community service requirement, but who has violated this family obligation, the BHA shall notify the tenant of this determination.

The BHA's notice shall briefly describe the non-compliance and state that the BHA will not renew the lease at the end of the twelve-month lease term unless the tenant and any other non-compliant family member enter into a written agreement with the BHA to cure such non-compliance, and in fact cure the non-compliance in accordance with the agreement, or the tenant provides written assurance satisfactory to the BHA that the tenant or other non-compliant resident no longer resides in the unit. The notice shall also

state that the tenant may request a grievance hearing on the BHA determination and that the tenant may exercise any available judicial remedy to seek timely redress for the BHA's non-renewal of the lease because of the determination of non-compliance.

F. TENANT AGREEMENT TO COMPLY WITH COMMUNITY SERVICE REQUIREMENT

If the tenant or family member has violated the community service requirement, the BHA may not renew the lease upon expiration of the term unless:

- The tenant and any other non-compliant resident enter into a written agreement with the BHA to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, and
- All other members of the family who are subject to the service requirement are currently complying with the service requirement or are no longer living in the unit.

G. PROHIBITION AGAINST REPLACEMENT OF BHA EMPLOYEES

In implementing the community service requirement, the BHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the community service requirement. [24 CFR 960.609]

XI. Pet Policy

A. INTRODUCTION

The BHA allows for pet ownership in its elderly/handicapped and family developments with the written pre-approval of the BHA in accordance with this policy. General policy matters related to pets are set forth herein and are supplemented by the BHA pet rules, the BHA pet agreement lease addendum and the BHA's pet owner's absence agreement. Each of the documents related to pets may be obtained at the BHA Central Office and at each of the BHA's management offices.

This policy does not apply to animals that are used to assist persons with disabilities. These animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain the unit and associated facilities in a decent, safe and sanitary condition and to refrain from disturbing neighbors.

B. PET DEFINITION

Common household pets are limited to the following animal categories and related species:

- Four-legged, warm blooded animals (dogs and cats) kept for pleasure and non-commercial use (e.g. breeding);
- Birds; and
- Fish.

C. PET GUIDELINES

The following guidelines apply to pets maintained by BHA residents. [Note: a household may have either one dog or one cat in addition to birds and fish.]

1. Domestic Dogs

- a) Maximum number per household: 1
- b) Minimum age in elderly/handicapped developments: 6 months
- c) Minimum age in family developments: 6-8 weeks old
- d) Maximum adult weight: 25 pounds
- e) Must be house broken
- f) Must be spayed or neutered
- g) Must have annual rabies and distemper inoculations as required by licensed veterinarian, as well as infectious hepatitis, leptospirosis, para influenza, and parvo inoculations at intervals recommended by licensed veterinarian
- h) Animals deemed to be of a vicious are not permitted for safety reasons

2. Domestic Cats

- a) Maximum number per household: 1
- b) Minimum age in elderly/handicapped developments: 6 months
- c) Minimum age in family developments: 6-8 weeks old
- d) Maximum adult weight: no restrictions
- e) Litter must be changed twice a week
- f) Must be spayed or neutered
- g) Must have annual rabies and distemper inoculations and feline leukemia shots as required by licensed veterinarian
- h) Must have scratching post

3. Birds

- a) Maximum number per household: 2
- b) Must be maintained inside cage at all times
- c) Cage must be cleaned twice a week

4. Fish

- a) Maximum number of aquariums: 1
- b) Maximum aquarium size: 20 gallons
- c) Aquarium or fishbowl must be cleaned as needed

Exception: If the BHA approved a family's application for a greater number of pets prior to the implementation of this policy, the family shall be permitted to keep those pets.

D. PET FUND

A non-refundable pet fund fee of \$25.00 will be required for each dog and cat in a household. The BHA Executive Director or his designee is authorized to change this amount consistent with federal and state laws and regulations.

E. PET COMMITTEE

The BHA shall establish a Pet Committee at each elderly/handicapped development consisting of the BHA housing manager responsible for the development, a BHA maintenance staff member, and a resident council member designated by the resident council. This committee will address issues that arise due to the presence of pets in the development and to address any disagreements in the application of this pet policy.

F. TENANT CONSULTATION

The BHA shall provide the text of proposed pet rules to each household and Resident Council and shall notify the household/Resident Councils that they may submit written comments on the proposed rules within the period of time allowed for comment (generally 30 days). The BHA may also announce the date, time and place for a meeting to discuss the proposed rules.

The BHA shall develop the final rules after reviewing the tenants' written comments and written summaries of any BHA-tenant meetings. The BHA shall provide a written copy of the pet rules and subsequent amendments to the tenants and Resident Councils.

VAWA related Activities

The Brockton Housing Authority is a recipient of a VAWA grant from the Massachusetts Executive Office of Public Safety. This grant has been used to hire a Civilian Police Advocate, who works with victims of domestic violence, the police and the District Attorney's Office. The following is a summary of the reports provided by the Civilian Police Advocate.

The project has continued working at its goal of reaching out to women who are victims of domestic violence. The advocate responded to the victims in each case by meeting on an individual basis with them, educating victims, providing support, case management, and offering available services and resources. The housing advocate also provided safety planning around domestic violence, housing, and court advocacy.

The following are the four quarterly reports for this program.

Grantee: Brockton Housing Authority Program: Brockton Family and Community Resources

Completed by: Edite Alexis
edite.alexis@bfcrc.org

Date: 1/9/08 E-mail:

Approved by: Ruth Zakarin

Title: Director of Clinical Services

This report reflects the following (check one):

Quarter:	Period:	Report Due:
<input checked="" type="checkbox"/> <u> X </u> 1 st Quarter 2008	October 1, 2007-December 31, 2007	January 15,
<input type="checkbox"/> 2 nd Quarter	January 1, 2008-March 31, 2008	April 15, 2008
<input type="checkbox"/> 3 rd Quarter	April 1, 2008-June 30, 2008	July 15, 2008
<input type="checkbox"/> 4 th Quarter 2008	July 1, 2008-September 30, 2008	October 15,

Note: This Quarterly Progress Report must be submitted to EOPS Office of Grants & Research along with the Quarterly Financial Report and Excel Spreadsheet within fifteen days after the end of the quarter.

1. Explain the *match* expenditures during the past quarter.

Brockton Family & Community Resources, inc Patricia Kelleher 13 hours
\$557.18

General Office Supplies

\$375.42

Office Space

\$800.00

Telephone

\$156.00

2. Explain the project's progress in reaching the goals and objectives proposed for this quarter. Indicate how you're measuring your project's progress in reaching its goals and objectives, which activities and initiatives were accomplished and any areas of concern.

The Advocate works with clients that receive section 8/subsidized housing or are homeless in a variety of capacities including face-to-face advocacy, DV support group, hotline, and case management services. The clients receive support around issues of domestic violence education, housing, legal resources and safety planning.

The Advocate provided the following case management for BHA clients: follow-up phone contact to check on clients safety, referrals to legal support services, referrals for job training and housing issues, and crisis intervention.

Due to the Advocates continued follow-up with clients more victims are coming forward seeking services.

3. Please list all relevant statistical data for this quarter. Statistical data should include the number of victims served, calls responded to, cases prosecuted, referrals made, trainings conducted, materials produced or distributed and solicited feedback from victims. **Please attach a copy of all materials produced with VAWA funds as well as any completed victim feedback surveys.**

The Advocate is currently working with 23 clients that are receiving services from the Brockton Housing Authority to increase primary awareness of Domestic Violence. The advocate has assisted 3 clients apply for section 8 housing. The Advocate has also been

working with 2 clients for whom English is not the primary language. All of the clients have received safety-planning resources and continues support.

The Advocate is working on starting a Domestic Violence group for all the residents on the BHA sites.

4. Describe any collaborative efforts (e.g., community based-events, commission meetings, advisory committees, community roundtables) undertaken this quarter. Please include the dates and names of participating agencies as well as the topics of discussion and a brief summary of the meeting.

The Advocate attended the VAWA Technical Assistance in Boston on October 18, 2007 to have a better understanding of how the VAWA grant process works and its importance in helping service providers continue their work.

The Advocate regularly attends DV Roundtables, Tenants Preservation monthly meetings and CHINS meetings.

Advocate attends weekly advocate meetings, bi-weekly domestic violence clinical meetings, and quarterly agency meetings.

5. Provide the dates and locations of upcoming trainings, conferences or seminars that the personnel employed through your STOP grant attended or plan to attend.

Advocate will continue to provide outreach in the community to raise Domestic violence awareness.

Advocate will continue to provide training and resources to tenants and staff at BHA

**Grantee: Brockton Housing Authority
Community Resources, Inc.**

Program: Brockton Family and

Completed by: Edite Alexis

Date: 4/4/08

E-mail: edite.alexis@bfcinc.org , ruth.zakarin@bfcinc.org

Approved by: Ruth Zakarin

Title: Director of Clinical Services

This report reflects the following (check one):

Quarter:	Period:	Report Due:
____1 st Quarter 2008	October 1, 2007-December 31, 2007	January 15,
<u> X </u> 2 nd Quarter	January 1, 2008-March 31, 2008	April 15, 2008
____3 rd Quarter	April 1, 2008-June 30, 2008	July 15, 2008
____4 th Quarter 2008	July 1, 2008-September 30, 2008	October 15,

Note: This Quarterly Progress Report must be submitted to EOPS Office of Grants & Research along with the Quarterly Financial Report and Excel Spreadsheet within fifteen days after the end of the quarter.

6. Explain the *match* expenditures during the past quarter.

Brockton Family & Community Resources, inc Patricia Kelleher 13 hours

\$557.18

General Office Supplies

\$413.76

Office Space

\$800.00

Telephone

\$156.00

7. Explain the project's progress in reaching the goals and objectives proposed for this quarter. Indicate how you're measuring your project's progress in reaching its goals and objectives, which activities and initiatives were accomplished and any areas of concern.

The Advocate has made contact with management staff and resident activity directors at Davis Commons, Pine Estates, Chatham West, and Battles Farm to provide domestic violence training to staff and residents. The advocate has also been able to provide these sites with brochures to distribute in their common areas for residents who may be in need of services. The Advocate will attend leadership meeting and continue to provide outreach to all BHA sites.

The Advocate's continued presence and outreach in the BHA sites, has brought forth more victims seeking services.

8. Please list all relevant statistical data for this quarter. Statistical data should include the number of victims served, calls responded to, cases prosecuted, referrals made, trainings conducted, materials produced or distributed and solicited feedback from victims. **Please attach a copy of all materials produced with VAWA funds as well as any completed victim feedback surveys.**

The Advocate is currently working with 28 clients that are receiving or in need of housing assistance. The Advocate has assisted 4 clients apply for section 8 vouchers and 2 of these clients were provided with emergency housing due to the serious nature of their situation. All of the clients received safety planning and support around issues of domestic violence, housing, and legal resources.

The Advocate provided all clients with follow-up phone contacts to check on safety, referrals to legal support services, job trainings, and crisis intervention.

The Advocate is Bi-Lingual, and therefore has been able to reach out to victims in the BHA sites that English is not the primary language.

9. Describe any collaborative efforts (e.g., community based-events, commission meetings, advisory committees, community roundtables) undertaken this quarter. Please include the dates and names of participating agencies as well as the topics of discussion and a brief summary of the meeting.

The Advocate is on the (TPP) Tenancy Preservation Program steering committee, which meets monthly and is comprised of different agencies in the community to discuss ways to help tenants avoid eviction due to situations that are beyond their control.

The Advocate attends the (PCHA) Plymouth County Housing Alliance meeting, which is regularly attended monthly by different agencies such as a representative from the mayors office, United Way, Father Bill's & Main Spring, Brockton Housing Partnership, Tenancy Preservation Program and many other agencies.

The Advocate attends weekly advocate meetings, bi-weekly domestic violence clinical meetings, monthly CHINS meetings, DV Roundtables, and quarterly agency meeting.

10. Provide the dates and locations of upcoming trainings, conferences or seminars that the personnel employed through your STOP grant attended or plan to attend.

The Advocate will continue to provide outreach and services in the community to help victims of Domestic Violence live a violence free life.

The Advocate attended a training at Northeastern University on March 11, 2008 conducted by the GLBTDVC. The training was to help in determining who is the dominant aggressor in same sex abusive relationships.

The Advocate will attend a DYS Training on April 16, 2008 to be held at the MA Department of Youth Services in Boston, MA.

The Advocate will attend any upcoming training as they become available.

**Grantee: Brockton Housing Authority
Community Resources, Inc.**

Program: Brockton Family and

Completed by: Edite Alexis

Date: 7/7/08

E-mail: edite.alexis@bfcrc.org , ruth.zakarin@bfcrc.org

Approved by: Ruth Zakarin

Title: Director of Clinical Services

This report reflects the following (check one):

Quarter:	Period:	Report Due:
____1 st Quarter 2008	October 1, 2007-December 31, 2007	January 15,
____2 nd Quarter	January 1, 2008-March 31, 2008	April 15, 2008
<u> X </u> 3 rd Quarter	April 1, 2008-June 30, 2008	July 15, 2008
____4 th Quarter 2008	July 1, 2008-September 30, 2008	October 15,

Note: This Quarterly Progress Report must be submitted to EOPS Office of Grants & Research along with the Quarterly Financial Report and Excel Spreadsheet within fifteen days after the end of the quarter.

11. Explain the *match* expenditures during the past quarter.

Brockton Family & Community Resources, inc Patricia Kelleher 13 hours
\$557.18
General Office Supplies
\$394.59
Office Space
\$800.00
Telephone
\$156.00
Total
\$1907.77

12. Explain the project's progress in reaching the goals and objectives proposed for this quarter. Indicate how you're measuring your project's progress in reaching its goals and objectives, which activities and initiatives were accomplished and any areas of concern.

The Advocate has been able to maintain contact with management staff and resident activity directors at Davis Commons, Pine Estates, Chatham West, and Battles Farm to

continue providing domestic violence training to staff and residents. The advocate's goal is to be able to provide outreach and services to all BHA sites in the city. The advocate has also been able to continue to provide these sites with brochures to distribute in their common areas for residents who may be in need of services. The Advocate will attend tenant leadership meetings and continue to maintain a constant presence and provide outreach to all BHA sites, so that many more victims will be able to receive services.

The Advocate plans to hopefully provide onsite support groups at BHA sites.

13. Please list all relevant statistical data for this quarter. Statistical data should include the number of victims served, calls responded to, cases prosecuted, referrals made, trainings conducted, materials produced or distributed and solicited feedback from victims. **Please attach a copy of all materials produced with VAWA funds as well as any completed victim feedback surveys.**

The Advocate is currently working with 18 clients that are receiving or in need of housing assistance. The Advocate has assisted 6 clients apply for section 8 vouchers and 2 of these clients were provided with emergency housing due to the serious nature of their situation. The advocate was able to assist a client self-petition for permanent resident status this was made possible through the collaboration made with a legal services agency. All clients receive safety planning and support around issues of domestic violence, housing, and legal resources.

The Advocate was invited to participate in a family day at Pine Estates, to set up a table and provide resource materials, and also provide information on different services offered. The advocate was able to reach out to the tenants that were in need of services. The advocate provided all clients with follow-up phone contacts to check on safety, referrals to legal support services, job trainings, and crisis intervention.

The Advocate participated in an outreach event at Brockton High School, conducted by the Special Education Department. The event was collaboration between the school department and various community agencies, to provide parents with resources and to raise awareness of domestic violence and its affects on children.

The Advocate is Bi-Lingual, and therefore has been able to continue to reach out and provide services to victims in the BHA sites that English is not the primary language.

The Advocate will continue provide outreach and services in the community to help victims of domestic violence live a violence free life.

14. Describe any collaborative efforts (e.g., community based-events, commission meetings, advisory committees, community roundtables) undertaken this quarter. Please include the dates and names of participating agencies as well as the topics of discussion and a brief summary of the meeting.

The Advocate continues to be a part of the (TPP) Tenancy Preservation Program steering committee, which meets monthly and is comprised of different agencies in the community to discuss ways to help tenants avoid eviction due to situations that are beyond their control. Due to the collaboration with this agency, many referrals have been made for services. In the past months (TPP) has been able to assist 2 clients preserve their housing.

The Advocate attends the (PCHA) Plymouth County Housing Alliance meeting, which is regularly attended monthly by different agencies such as a representative from the mayors office, United Way, Father Bill's & Main Spring, Brockton Housing Partnership, Tenancy Preservation Program and many other agencies. The Advocate raises awareness of how domestic violence contributes to homelessness and the need to address domestic violence as a part of supportive housing services. The Advocate has established a great collaboration with these agencies and has been able to refer many clients that are seeking housing and were not aware of the existence of these wonderful programs.

The Advocate attends weekly advocate meetings, bi-weekly domestic violence clinical meetings, monthly CHINS meetings, DV Roundtables, and quarterly agency meetings.

15. Provide the dates and locations of upcoming trainings, conferences or seminars that the personnel employed through your STOP grant attended or plan to attend.

The Advocate attended A Regional Spotlight on Homelessness training conducted at Bridgewater State College on April 23, 2008. The training was to unveil the family plan to end homelessness in southeastern MA. There were panel discussions conducted on state perspective and also local impact of homelessness.

The Advocate attended DYS Training on April 16, 2008 held at the MA Department of Youth Services in Boston, MA.

The Advocate attended a Protect, Report, Preserve training on May, 22, 2008 held at the Holiday Inn in Taunton MA. This training was conducted to help service providers recognize when crime, abuse and neglect is being committed against a person with a disability.

The Advocate will attend any upcoming trainings as they become available.

**Grantee: Brockton Housing Authority
Community Resources, Inc.**

Program: Brockton Family and

Completed by: Edite Alexis

Date: 10/10/08

E-mail: edite.alexis@bfcrcinc.org , ruth.zakarin@bfcrcinc.org

Approved by: Ruth Zakarin

Title: Director of Clinical Services

This report reflects the following (check one):

Quarter:	Period:	Report Due:
____1 st Quarter 2008	October 1, 2007-December 31, 2007	January 15,
____2 nd Quarter	January 1, 2008-March 31, 2008	April 15, 2008
____3 rd Quarter	April 1, 2008-June 30, 2008	July 15, 2008
__x__4 th Quarter 2008	July 1, 2008-September 30, 2008	October 15,

Note: This Quarterly Progress Report must be submitted to EOPS Office of Grants & Research along with the Quarterly Financial Report and Excel Spreadsheet within fifteen days after the end of the quarter.

16. Explain the *match* expenditures during the past quarter.

Brockton Family & Community Resources, inc Patricia Kelleher 13 hours

\$557.18

General Office Supplies

\$394.59

Office Space

\$800.00

Telephone

\$156.00

Total

\$1907.77

17. Explain the project's progress in reaching the goals and objectives proposed for this quarter. Indicate how you're measuring your project's progress in reaching its goals and objectives, which activities and initiatives were accomplished and any areas of concern.

The Advocate has been able to maintain contact with management staff and resident activity directors at Davis Commons, Pine Estates, Chatham West, and Battles Farm to continue providing domestic violence training to staff and residents. The advocate's goal is to be able to provide outreach and services to all BHA sites in the city. The advocate has also been able to continue to provide these sites with brochures to distribute in their common areas for residents who may be in need of services.

18. Please list all relevant statistical data for this quarter. Statistical data should include the number of victims served, calls responded to, cases prosecuted, referrals made, trainings conducted, materials produced or distributed and solicited feedback from victims. **Please attach a copy of all materials produced with VAWA funds as well as any completed victim feedback surveys.**

The Advocate is currently working with 22 clients that are receiving or in need of housing assistance. All clients receive safety planning and support around issues of domestic violence, housing, and legal resources.

The Advocate was invited to participate in a family day at Trinity Housing site, to set up a table and provide resource materials, and also provide information on different services offered. The advocate was able to reach out to the tenants that were in need of services. The advocate provided all clients with follow-up phone contacts to check on safety, referrals to legal support services, job trainings, and crisis intervention.

The Advocate is Bi-Lingual, and therefore has been able to continue to reach out and provide services to victims in the BHA sites that English is not the primary language.

19. Describe any collaborative efforts (e.g., community based-events, commission meetings, advisory committees, community roundtables) undertaken this quarter. Please include the dates and names of participating agencies as well as the topics of discussion and a brief summary of the meeting.

The Advocate continues to be a part of the (TPP) Tenancy Preservation Program steering committee, which meets monthly and is comprised of different agencies in the community to discuss ways to help tenants avoid eviction due to situations that are beyond their control. Due to the collaboration with this agency, many referrals have been made for services. In the past months (TPP) has been able to assist 2 clients preserve their housing.

The Advocate attends the (PCHA) Plymouth County Housing Alliance meeting, which is regularly attended monthly by different agencies such as a representative from the mayors office, United Way, Father Bill's & Main Spring, Brockton Housing Partnership, Tenancy Preservation Program and many other agencies. The Advocate raises awareness of how domestic violence contributes to homelessness and the need to address domestic violence as a part of supportive housing services. The Advocate has established a great collaboration with these agencies and has been able to refer many clients that are seeking housing and were not aware of the existence of these wonderful programs.

The Advocate attends weekly advocate meetings, bi-weekly domestic violence clinical meetings, monthly CHINS meetings, DV Roundtables, and quarterly agency meetings.

20. Provide the dates and locations of upcoming trainings, conferences or seminars that the personnel employed through your STOP grant attended or plan to attend.

The Advocate participated in a housing legislative action day at Holy Cross University.

In addition the Brockton Housing Authority Contract with Brockton Family and Community Resources to provided resident and Protective Services. The staff receives regular training and access to domestic violence resources

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 FINAL
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/07 <input type="checkbox"/> 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	2,000	870	870	870
	Management Improvements Hard Costs				
4	1410 Administration	226,919		226,919	226,919
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	145,702.01	205,212.17	205,212.17	205,212.17
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,683,163.38	1,623,653.22	1,623,653.22	1,623,653.22
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	30,005	21,174.61	21,174.61	21,174.61
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Brockton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02450105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 FINAL
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:6/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	** BOND PROCEEDS**	**8,296,396**			
20	1502 Contingency				
21	**9000 – Bond Debt Service Reserve	191,371	191,370	191,370	191,370
	Amount of Annual Grant: (sum of lines 2-17)	2,269,199			
	Amount of line XX Related to LBP Activities				
	Amount of line 16 Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	191,370			
				2,269,199	2,269,199

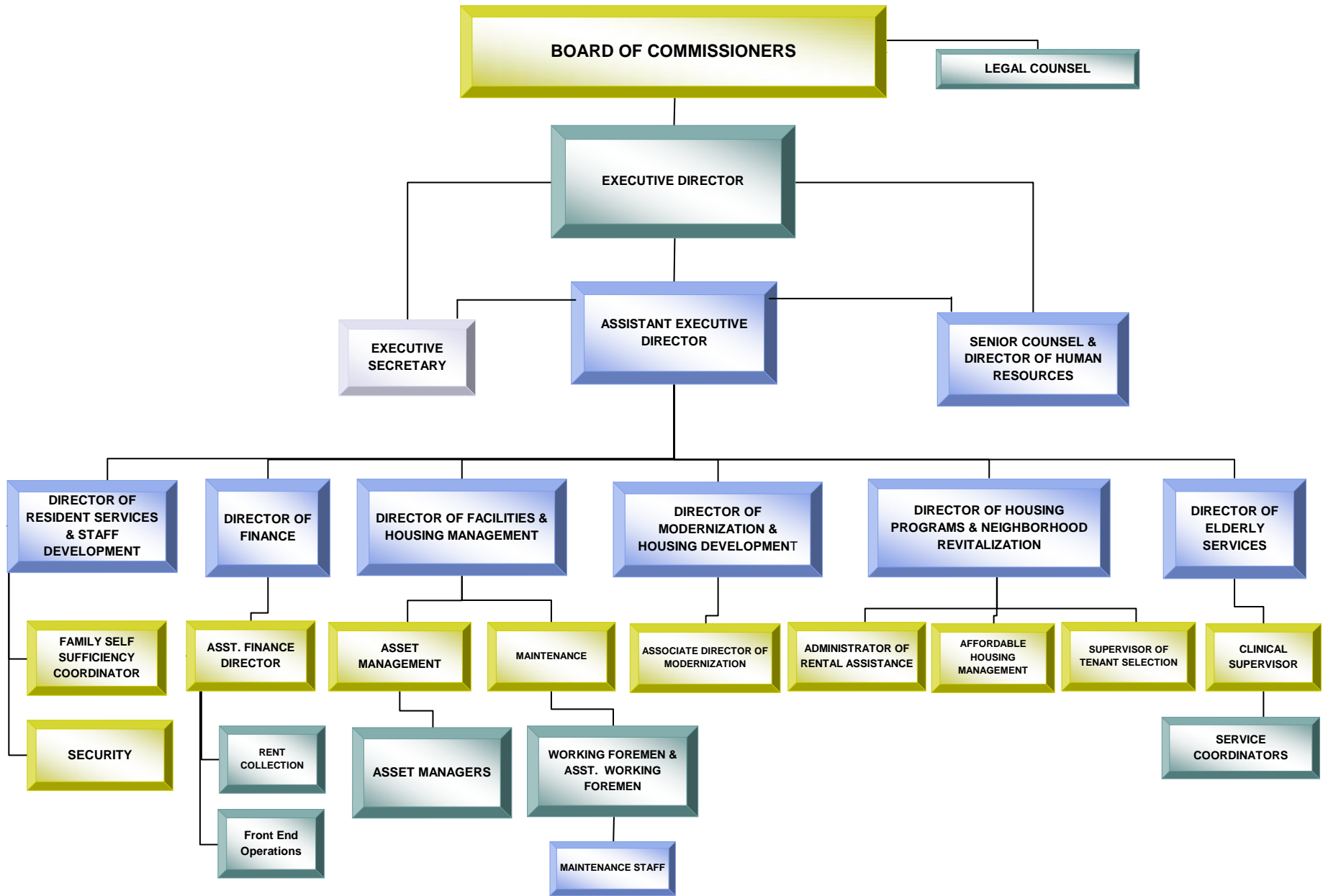
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005 FINAL			
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	Obligated	Expended	
BHA Wide	Resident & Staff Training		1408		2,000	870	870	870	Complete
	Sub Total A/C 1408				2,000				
BHA Wide	Modernization Administrative Salaries								
	Director of Modernization		1410		93,381	97,921.32	97,921.32	97,921.32	
	Technical Assistant		1410		78,000	73,825.50	73,825.50	73,825.50	
	Administrative Aide		1410		55,538	55,172.68	55,172.68	55,172.68	
	Sub Total A/C 1410				226,919				
	A/E Fee 24-4 Crescent Court		1430		99,658.01	159,168.17	159,168.17	159,168.17	Complete
	A/E Fee 24-7 Caffrey Towers-Comp Mod		1430		79,769	46,044	46,044	46,044	Complete
	Sub Total A/C 1430				110,767	145,702.01			
MA24-7 Caffrey Towers	Comprehensive Modernization - Continued								
	Phase 3 – Apartment Interiors								
	Replace plumbing risers & distribution system		1460	140	550,000	548,929.22	548,929.22	548,929.22	Complete
	Replace & reconfigure kitchen cabinets		1460	140	407,250		407,250	407,250	Complete
	Electrical upgrades		1460	140	281,087		281,087	281,087	Complete
	Retile floors		1460	140	145,000	75,000	75,000	75,000	Complete
	Replace bathroom fixtures		1460	100	200,800		200,800	200,800	Complete
	Repaint apartments			100	124,000	52,569.85	52,569.85	52,569.85	Complete

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

PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005 FINAL			
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	Obligated	Expended	
	Lawsuit / Legal – 24-7 Caffrey Towers Windows – Fungible		1460		115,456.53	38,517.15	38,517.15		Settlement Complete
MA 24-4 Comp Mod – Community Center			1460		1000	19,500	19,500	19,500	Complete
	Subtotal A/C 1460				1,683,163.38	1,623,653.22	1,623,653.22	1,623,653.22	
MA 24-7 Caffrey Towers	Temporary Relocation		1495.1	100	30,005	21,174.61	21,174.61	21,174.61	Complete
MA 24-4 Crescent Court	** BOND PROCEEDS**		1501	121	8,296,396				
MA 24-4 Crescent Court	BOND DEBT SERVICE RESERVE – 24-4 Crescent Court		9000		191,371	191,370	191,370	191,370	Complete
	Grand Total						2,269,199	2,269,199	

BROCKTON HOUSING AUTHORITY ORGANIZATIONAL CHART



CLERICAL STAFF & SUPPORT STAFF

The following comments were received from the Hillside Village (MA02401) Tenant Council. No other public comment was received.

Resident Comment: Under the HUD Strategic Goal: Improve community quality of life and economic vitality Implement public housing security improvements we would ask that the BRA assist the resident councils to build a positive relationship with the police department by accessing the police chief and commanding officers of the police department.

BHA Response. The Authority works closely with the Police Department to address concerns of the residents. The Brockton Police currently assigned two full time community police officers exclusively to the Authority. If there are specific issues that the residents would like to meet with the police on please present those issues to the Asset Manager who will arrange an appropriate meeting

Resident Comment: In the area of eradicating pests: the current policy is not working there is a need to treat more than the kitchen area in the case of mice. There is a need to treat both the basement and attic spaces and when there is a maintenance call for rodents from one unit the entire building should be treated not just the unit where the call was received.

BHA Response: Presently, when the head of household or another adult member contacts the Brockton Housing Authority concerning mice issues, an appointment is made with the tenant to address their concerns. A letter is delivered to the resident with instructions detailing preparations that are necessary to be completed, prior to treatment. When the licensed pest control firm arrives on site, they perform an assessment of the condition and then perform treatment as required. They additionally treat common areas (basements and end heating areas) when additional evidence is confirmed. Over the past two years, the amount of calls for treatment of mice related activity has diminished. We believe this is due in part to a proactive plan to stuff and fill holes under sinks, in cabinet voids, in hot water closets and foundation gaps. Additionally, the Asset Manager and licensed pest control firm has been firm with tenants on housekeeping issues and has recommended suggestions to limit open food sources. The Authority will pass along the concerns voiced in these comments to the current pest control vendor. The Brockton Housing Authority also participates in monthly Resident Advisory Board (RAB) Meetings where tenant councils are constantly reminded to refer all calls to maintenance. The Asset Manager has an office in the community room and regularly speaks to the tenant council for Hillside Village.

Resident Comment: In reference to the issue of transfers, there are many families in this development who are both over housed and under housed and need to be transferred to other units and some of them have been in this situation for years. These need to be done in a more timely manner.

BHA Response: The Brockton Housing Authority transfers on average at least twenty residents a year. Each of the past two years we have transferred over twenty-five

tenants from their units into others. A transfer meeting is held at least quarterly to review the status of residents requesting transfers. The meeting is chaired by the Director of Facilities and Housing Management and other attendees include the Tenant Selection Supervisor and all Asset Managers. Asset Managers are requested throughout the year to forward the names and updates of the requests to the Tenant Selection Supervisor. Residents are transferred by need and the availability of apartments. To transfer all residents who are either over-housed or under-housed would create a financial and physical burden for the housing authority and would unduly affect the families on the waiting list. Any resident believing they have an acute need for transfer should meet with their Asset Manager and discuss the circumstances that necessitate the immediate need for transfer.

Resident Comment: Of concern to the family residents is the rent calculation policy we would like to explore the possibility of children 18 and over paying a lower percentage of income for rent in order to allow them to move out faster and also make it easier on the parent or parents to actually get the portion of rent in a timely manner.

BHA Response. The rent regulations are promulgated by statute and it is not within the Authority's ability to lower the percentage for children 18 and over outside current regulations. The Brockton Housing Authority does operate a successful Family Self Sufficiency program that assist residents in over coming the barriers to self sufficiency. Any resident interested in this program should contact their Asset Manager

Resident Comment: In our review of the capital improvements contained in the annual plan. We found that the serious concerns of the residents of Hillside Village were not included. The most important issues of the residents are being addressed in our comments.

1. The Brockton Housing Authority has eliminated the Resident Initiatives & Training line item from the capital fund. This item needs to remain and the resident councils informed of its existence. The guidelines expanded to include the application and legal support to apply for the designation for a 501 C 3 for those developments where the resident council is interested in applying for and administering grants for the education and job preparation for the residents who are interested in applying for sports programs and other grants to foster sense of community and to maintain the safety of the residents in those sites.

We would also request that this money be made available for the national trainings that are held in order to allow residents to receive training to bring back to the local development and the Resident Advisory Board the information presented. This is a necessity for the family developments because they do not receive enough resident participation money to even cover one conference for one tenant council officer. Quite often they are the ones that are able to travel and willing to carry back the information mostly pounds of paper to be presented to the other resident councils and the Resident Advisory Board and the Brockton Housing Authority management.

BHA Response. The current allocation of Capital funds is inadequate to address the many capital needs of our developments. The standards outlined by the Comprehensive Uniform Physical Condition Standard require the Authority to use all of its Capital Fund on direct physical improvements along with a substantial amount of its operation budget. HUD has funded the Resident Participation line item and all of these funds are given directly to the residents to spend in accordance with the regulations. In 2008 the Authority made available \$31,006 for the purposes stated in the resident comment.

Resident Comment: 2. The buildings in Hillside Village are suffering with the infestation of carpenter ants and termites. The Brockton Housing Authority was first notified in about 1996-1997 when the termites were found in building 18. They have spread to many of the other buildings in the last twelve years. It is our understanding that the BHA is able to apply for emergency money to treat the infestation and repair the damage separate from the capital improvement dollars. We are requesting that the authority do just that please. The damage is now obvious on most of the twenty buildings in this development

BHA Response The Brockton Housing Authority has treated for carpenter ants and termites at the Hillside Village development. All of the buildings are inspected annually by at least one pest control firm. Areas of concern noted by the licensed pest control applicator are addressed as requested. The housing authority has even contacted a property neighbor to inform them that a tree potentially having pest infestation be removed for the good of the neighbor and the betterment of the housing development.

The Brockton Housing Authority is not aware of any emergency funds available to address this type of situation. We continuously monitor various sources to look for alternative sources of funding for our many capital and service needs

Resident Comment: 3. The units in Hillside Village are having some issues that could be corrected with capital improvement dollars. One of the problems seems to be a design flaw or contractor error and that is the tile floors are coming up or cracking and breaking up this is on the first floor and in the bathrooms.

The second issue is the windows the tops are falling down and will not stay up instead of replacing the window the top is being nailed up this has been happening since first occupied in 1994 and has still not been addressed in 2008.

BHA Response During every apartment renovation, as a result of turnover, an assessment of the physical condition is noted. All repairs are then completed in a timely and the units are readied for rent. On existing units, items that require repair are noted during the annual housing inspection, or through the actions of the tenant (calling in repairs) or the maintenance person (when performing addition work in the unit). When floors need repair, generally the old tile is removed and the floor leveled before the installation of new tiles.

There have been some issues with the upper sash of the window not staying in place. The upper windows that have been identified as a problem have been secured, so as to not hurt anyone. The bottom windows have been inspected for safe operation.

Resident Comment: 4. The common areas of this development need a lot of work to fix the fences both wooden and chain link. The routine maintenance of these items might have prevented the leaning wooden fences and eliminated some of the chain link that is falling down from children climbing on them. A child or adult is going to get hurt if one of them falls on them in a storm with a lot of wind. The simple inexpensive way to eradicate the wood stockade type fences that are leaning would be to simply remove the sections that are leaning or loose since they are the major hazard

The play ground needs to be maintained since it is holding water after rain storms and providing a breeding ground for mosquitoes and in this area they can carry west Nile virus or Eastern Equine Encephalitis. There needs to be a mechanism to drain the water before it is there for days.

The sand box behind the community center is contaminated and needs to be removed before a child becomes ill. This summer we had an issue of fleas in the sand box. Some thing needs to be done soon because this issue can get a lot worse.

BHA Response The Asset Manager for Brockton Housing Authority performs at least two inspections of the entire development every month. She walks the common areas and notes site deficiencies and other issues that may be identified as property hazards. As noted, a fair amount of fencing was installed into the ground, which has led to the wood weakening and sometimes failing. Fences that are no longer functional have been and will continue to be permanently removed. A number of wooden sectional fencing that served as knee walls between units have been repaired by the housing authority. Perimeter fencing that serves as a border between our development and neighbors is regularly inspected and repaired. Whenever sections are cut open or damaged, we have a fence company replace the necessary section.

The playground had replacement material filled this summer to industry specifications to prevent risk of injury for those using it. The water table for the development is high and therefore does not drain well. During heavy rains, it is not uncommon for areas of the Hill Street ball field to fill with water (ponding) and slowly drain. There are no easy solutions for draining the area as the housing development is lower than most neighbors.

The sand box behind the community center is rarely used. The Brockton Housing Authority would not oppose the removal of the sand, if the tenant association votes to remove it. We will ask that our Asset Manager work with the local tenant council to vote on its removal and we will then take appropriate physical action.

Resident Comment: 5. There needs to be better lighting because there is not enough light to see the incidents that are happening after dark. When the manager is trying to review the tapes from the surveillance cameras there is not enough light to see the incident. We have had several of these incidents there is not enough light for the cameras to show anything that can be used. This issue of security lighting has been on going since the CIAP was completed and during the design faze and the lighting is still an issue in this community.

BHA Response The site lighting for the development has increased in the past few years. The Authority has spent a substantial amount of funds from its Drug Elimination Grant to improve lighting. The process for siting the lighting involved input from the resident council at that time. This was done six years after the comprehensive modernization of 1994. Soft areas without lights have been aided by new fixtures. The lights are replaced within twenty-four hours of being notified by a resident. In addition to the tenants calling in lights that require replacement, our own staff (24 hour call man), housing security and the Brockton Police Department have noted lights that are out. We will recommend that our Asset Manager work with the Hillside tenant council to inspect areas of concern and present them as a maintenance request to increase soft lighting.

Resident Comment: 6. We are now experiencing issues with the plumbing. We are now experiencing pipes failing and leaks in both bathrooms which are on the second floor and the kitchens which are under the baths.

The majority of the units are experiencing issues of mold on window frames and sills there is also the issue of mold around tubs and ceilings in the bathrooms. This is a health hazard for our many residents who are asthmatic as the mold causes attacks to be more frequent and severe.

BHA Response We have spoken with the Assistant Working Foreman of AMP 1 (of which Hillside Village is included) and he is not aware of any concerns regarding pipes failing and leaks in both bathrooms. If there is a maintenance concern, we once again ask that the tenant council ask individual tenants to report issues.

A review of the pre-REAC inspection for 2008 and previous inspections do not show issues with mold in window frames and sills. Generally when there are moisture issues (including mildew), it is as a result of the resident not allowing the bathroom fan to run, after showering. Any discolored caulking is identified through routine annual inspections and scraped out, bleached with a solution then allowed to dry before caulking. Each bathroom has a vent that is powered on by either a single switch (light and fan work upon turning on) or two switches (operate light and vent independently).

Residents are regularly spoken to about housekeeping issues after they become residents. During their initial intake, a thorough inspection of the apartment is conducted with each applicant, whereby the individual nuances of the apartment are identified and proper operation is noted.

Resident Comment: 7. There is a need to insulate the first floors in the basements as the heat is in the attic space. The forced hot air ducts also need insulation not only because the BHA pays the primary fuel (gas) and the residents pay the electricity for the blower of the forced hot air heat.

BHA Response: The Assistant Working Foreman of AMP 1 inspected a number of buildings as a result of this request. The basement floors are insulated, as well as the forced hot air ducts. The Housing Authority is always concerned with efficiency of our units and the conservation of energy resources.

Resident Comment: 8. Crime Prevention coordinating between BHA and police
The police do not meet regularly with the family housing resident councils and there is a lot more time between issues beginning and being addressed.
This is a case of if you catch the community police officer you can discuss what ever the issue is. What needs to happen is that there needs to be scheduled meetings with the officers and staff of the BRA and the residents monthly would be good with a way to meet more often if circumstances require it.

BHA Response. The Brockton Police Officers assigned to the BHA regularly attend resident council meeting at the request of the resident council. Any resident council who would like to have a police officer attend their meeting please provided a written request through your Asset Manager and every effort will be made to have a Police Officer present

Resident Comment: 9. The BHA has resident service people in the elderly buildings for the elderly yet the family developments have one and two bedroom units for elderly and disabled residents. We would like to have our elderly be able to access these services to avail themselves of the services in this city of which there are many.

BHA response. The BHA regularly provides resident service staff to our family developments. A full time director of Resident Services has spent many hours at the development coordinating services and assisting the resident council in many areas. The Authority also provides service staff to address specific issues that are brought to the attention of the Asset Manager. Unfortunately the Authority has not been successful in obtaining funds for full time on site service staff for Hillside Village. Applications for funding have been submitted in conjunction with the Residents council in the past. The Authority will continue to monitor funding opportunities and apply for funding when it is available.

Resident Comment: 10. The BHA has a grant for Domestic violence prevention and advocacy. Since this available we would like to be able to refer our residents with domestic violence issues to the advocate for services and to connect with the counseling services that the family needs.

BHA Response. Unfortunately the funding for this grant has been rescinded due to the economic problems being experienced by the State of Massachusetts. The Authority has developed a relationship with Brockton Family and Community Resources, a domestic violence service provider, who has readily agreed to accept all referrals. Referrals may be made directly to BFCRI, the Asset Manager or to the Director of Resident Services. All matters will be handled with the strictest of confidence.