



**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**6.1 - ELIGIBILITY< SELECTION AND ADMISSIONS POLICY , INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES-** The Framingham Housing Authority has completed the update of its Admissions and Continued Occupancy Plan (ACOP) - All policies have been revised and reflect changes in HUD's regulations. The Plan was approved by Board of Commissioners at the April 2011 meeting. The plan will be monitored and updated as need be.

- The Authority has reviewed market rents within the town of Framingham for the re-examination period of 2011 to compare with Flat rents in place for our Public Housing Developments. The flat rents will remain as is for 2011. The Section 8 Administrative Plan is in the process of review. The Section waiting list is presently closed the Authority will be joining the Section 8 Centralized waiting list in 2012. when its present list is depleted.

- All applicants are required to provide a completed application and are notified of their eligibility. Applicants are required to notify Authority of any changes to application and waiting list is updated yearly.

**6.2 - FINANCIAL RESOURCES** The Framingham Housing Authority Financial Resources are included in Attachment A

**6.3 - RENT DETERMINATION** Rent Determination for Public Housing and Section 8 is in accordance with the Federal Regulations and is defined in the Authority's Admissions and Continued Occupancy Plan (ACOP)

**6.4 - OPERATION and MANAGEMENT-** The Framingham Housing Authority is in Compliance with all mandated Federal regulations regarding operations and management of the Authority. The Admissions and Continued Occupancy Plan (ACOP) and all the Policy's of the Framingham Housing Authority are available at the Administrative Office at 1 John J. Brady Drive , Framingham, Mass 01702.

- In 2010 the FHA implemented a No Smoking Policy for its Federal Elderly/Disabled Development on John J. Brady Drive.

**6.5 - GRIEVANCE PROCEDURES** The Framingham Housing Authority Grievance Procedures for Public Housing Residents are in accordance with Regulation 24CFR Part 966 subpart B and available at the Administration Office at 1 John J. Brady Drive, Framingham, Mass 01702

**6.6 - DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES** -The Framingham Housing Authority has designated 20% of its development on John J. Brady Drive, Framingham Massachusetts to disabled applicants. The Authority also has 150 Section 8 Vouchers designated for the disabled.

**6.7 - COMMUNITY SERVICE AND SELF SUFFICIENCY-** The Framingham Housing Authority has a Family Self Sufficiency Program with thirty six (36) residents participating within the federal public housing family development. The Section 8 Family Self Sufficiency Program has twenty six (26) participants. The Public Housing Residents that are required to participate in Community Service Program are assisting staff with mailings and assorted Maintenance work.

**6.8 - SAFETY AND CRIME PREVENTION** - The Authority has a full Time Framingham Police Officer assigned as Housing Liaison Officer. The Officer provides crime prevention and fire safety education yearly with the residents. He participates in Hearings involving lease violations, provides police reports on need be basis, reviews daily Police Log with Deputy Director and addresses issues within the development. The Officer is in charge of surveillance equipment and monitoring of developments relating to gang issues, unwanted persons on property and notification of Sex Offenders in area of development and providing Triple III Cori's.

**6.9 - PETS** The Framingham Housing Authority has a pet Policy. The Policy may be reviewed at the Framingham Housing Authority Administrative Offices at 1 John J. Brady Drive, Framingham, Mass.

**6.10- CIVIL RIGHTS CERTIFICATION** The Framingham Housing Authority certifies that it administers all housing programs without regard to race, color, sexual orientation, religion, age, handicap, disability , national origin, ethnicity, familial status or marital status.

**6.11 - FISCAL YEAR AUDIT** - The Latest Fiscal Year Audit resulted in "No Findings"

**6.12 - ASSET MANAGEMENT-** The Framingham Housing Authority has implemented the Asset Based Management.

**6.13 - VIOLENCE AGAINST WOMEN ACT** - The Framingham Housing Authority has a commitment to assist those who are victims of Domestic Violence. The FHA and the Framingham Police Department partnership the Housing Liaison officer assigned to the Authority to provide services and referrals to residents who have been victims of Domestic Violence, dating violence, sexual assault or stalking. The Framingham Police Department offers advocates thru its Domestic Violence unit to assist in the court system. The FHA and the Framingham Police Department have a working relationship with the local program, Voices against Violence, residents are referred for counseling and advocacy. The Deputy Director and the Public Housing Tenant Selector attended day long training sponsored by Voices Against Violence.

The following is a brief overview of the Authority's VAWA Policy:

- A) FHA may not discriminate against a VAWA victim by denying admission to housing, just because he or she is a victim.
- B) Fha may deny admission to housing to a VAWA victim for reasons other than being a victim.
- C) FHA may not terminate a VAWA victim's tenancy or occupancy rights because he or she is a VAWA victim
- D) FHA may split Public Housing tenancy rights to terminate or occupancy rights of the abuse while protecting the victim and other household members from eviction.
- E) FHA may terminate a VAWA victim's public housing or tenancy or occupancy rights for other than being a victim.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The Annual Plan is available to the Public at the Framingham Housing Authority Administration building at 1 John J. Brady Drive, Framingham, Massachusetts 01702, The Public Library at 49 Lexington Street, Framingham , Massachusetts 01702 and on the Framingham Housing Website at Framha.org.

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**

**7.0** *The Framingham Housing Authority is engaged in an overall strategy to increase Affordable housing. Framingham is a densely populated town and current market conditions and zoning restrictions create challenges. The Authority partnered with the town of Framingham on the Neighborhood Stabilization Program (NSP) which purchased foreclosed homes and the Framingham Housing Development Corp II (NONPROFIT) rehabilitated them and they were sold in a lottery- Two of the Homes went to Section 8 Voucher holders one who was a participants in the Self Sufficiency Program*

8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>N/A Submitted Only with Five (5) year Plan</b>
9.1	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> <b>N/A Submitted Only with five (5) year Plan</b>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <b>N/A Submitted only with five (5) year Plan</b>
11.0	<b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note: Faxed copies of these documents will not be accepted by the Field Office.</b> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated hereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

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

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## **MASS 28-1 TENANTS MEETING**

**JULY 19, 2011**

**11:30AM**

**Community Room at 9 Pusan Rd**

Present- 10 Residents attended see attached

Paul Landers

Kevin Bumpus

Sean Riley

Beth O'Grady

Residents thanked Officer Riley for patrols he was doing in the evening and weekends. They stated that this keeps groups from congregating.

Discussion involved work that the Authority had done at Development

24 Kitchen and Baths

Replacement of Boilers

Upcoming Site Work

Bids are presently out to put more outlets in Bedrooms and update smoke detectors

### **SUGGESTIONS by Residents**

-16 Carlson Rd claims to have drainage problems- maintenance to look at

- painting front and back doors

-more kitchen and baths to be done

- signage on buildings

--gutter cleaning

-possibly removing the drying yards and reusing the area

-a discussion around lighting brought up the possibility of having dusk to dawn lights installed on the back and front of the units- the lights would automatically come on at dusk and go off at dawn and because these would be automatic it would allow the development to be lit without the need for residents to turn on lights.

Upgrading of the Security Surveillance system.

Residents from the one (1) bedroom unit in the back are complaining that they can not use cellars- we explained the problems we were having with residents using basements and stock piling articles which was a safety hazard. The complaint was that they could not use basements and therefore had no laundry facilities. The Director will look into matter.

**MEETING JULY 19, 2011**

**9:00AM**

**JOHN J BRADY DRIVE**

Present – 24 residents attended see attached list

Beth O'Grady

Paul Landers

Sean Riley

Kevin Bumpus

Discussed with Residents work that was done over the past year and all the prior years.

Discussion of what we are planning for the upcoming year-

Informed tenants we have bid out on putting electrical plugs in the Common hallway and updating smoke detectors.

- Carpeting in units and its replacement will be done according to length of tenancy
- Bathroom floors to be replaced as need be

Residents informed us they would like to see Security Cameras installed at Front door so they can see who is ringing buzzer- We explained that the cost for that is prohibitive and the intercom system should be sufficient. Informed them if they had a broken intercom they should contact us immediately

**SUGGESTIONS by RESIDENTS**

-installation of cameras on Brady Drive

-Many felt the need for padding under the replacement rugs

-lighting in the units should be brighter

-new locks/keys for units-perhaps FOBS system

-lift for upstairs tenants/dumbwaiter if not possible to have stair lift

-cameras on streets

-paint apartments that are occupied

-gate in fence to school to allow parking on off hours- we informed them that would be mass bay response

- Repair of Cement Patio- Maintenance will look at the ones that presently need redoing

- the discussion also involved people cluttering outside- Authority will re-inspect- Major inspection done two (2) months ago when HUD came out

Meeting Adjourned at 10:00AM

# ATTACHMENT H-1

## Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval:	
PHA Name: Framingham Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-P028-501-12 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost	
Line	Summary by Development Account	Original	Revised <sup>2</sup>
		Obligated	Expended
		Total Actual Cost <sup>1</sup>	
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	31,023	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	30,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	114,230	
10	1460 Dwelling Structures	75,000	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	45,000	
13	1475 Non-dwelling Equipment	15,000	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>		FFY of Grant: 2012	
PHA Name: Framingham Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-P028-501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Description	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	310,253	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs	15,000	
25	Amount of line 20 Related to Energy Conservation Measures	15,000	
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: 2012</b>						
PHA Name: Framingham Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06-P028-501-11 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost  Original	Revised <sup>1</sup>	Total Actual Cost  Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
28-1 & 28-2	Energy Audit	1430.00	235	15,000				
28-1	Entry door Lighting	1450.00	250	50,000				
28-1	Entry Door Painting	1450.00	250	25,000				
28-2	Security Camera's	1475.00	110	15,000				
28-1	Keyless door entry system	1450.00	110	35,000				
28-1	Kitchen Cabinet Replacement	1460.00	110	45,000				
28-2	Kitchen Flooring Replacement	1460.00	110	30,000				
28-2	Admin Office – Ext.paint, roof, & Gutters	1470.00	1	25,000				
28-1	Maintenance building and daycare - Roof	1470.00	1	20,000				
28-1 & 28-2	Paving	1450.00	1	4,230				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: Framingham Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2009	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
28-1&28-2 ADMINISTRATION						
28-1 KITCHEN AND BATH UPGRADES						
28-2 ROOF REPLACEMENTS						
28-2 PATIO REPAIRS						
28-1&28-2 HEATING UPGRADES						
28-1 WATER PUMP REPLACEMENT						
28-1&28-2 TRACTOR						

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment H-5

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No: 2577-0226  
 Expires 4/30/2011

Expires 4/30/2011

PHIA Name: Framingham Housing Authority  
 Grant Type and Number  
 Capital Fund Program Grant No: MA06-P028-501-08  
 Replacement Housing Factor Grant No:  
 Date of CFFP: 06/13/2008

FFY of Grant: 2008  
 FFY of Grant Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1		Total non-CFP Funds				
2		1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3		1408 Management Improvements				
4		1410 Administration (may not exceed 10% of line 21)	32,850.00	32,850.00	32,850.00	32,850.00
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs	30,000.00	30,000.00	30,000.00	30,000.00
8		1440 Site Acquisition				
9		1450 Site Improvement				
10		1460 Dwelling Structures	200,619.00	275,119.00	275,119.00	275,119.00
11		1465.1 Dwelling Equipment—Nonexpendable	50,000	0	0	0
12		1470 Non-dwelling Structures	40,000	15,500.00	15,500.00	12,920.00
13		1475 Non-dwelling Equipment				
14		1485 Demolition				
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 4/30/2011

**Part I: Summary**

PHA Name: Framingham Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-S028-501-08 Replacement Housing Factor Grant No: Date of CFFP: 06/13/2008	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2011  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	353,469.00	353,459.00	353,469.00	350,889.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	7,500.00	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	50,000.00	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	10,000.00	0	0	0
Signature of Executive Director		Date	Signature of Public Housing Director		Date

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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**Part II: Supporting Pages**

PHA Name: Framingham Housing Authority

**Grant Type and Number**  
 Capital Fund Program Grant No: MA06-P028-501-08  
 CFPP (Yes/No):  
 Replacement Housing Factor Grant No:

**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
28-1 & 28-2	ADMINISTRATION	1410		32,850.00	32,850.00	32,850.00	32,850.00	WIP
28-1 & 28-2	A&E FEES	1430		30,000.00	30,000.00	30,000.00	30,000.00	WIP
28-1	EXTERIOR PAINTING	1460		92,769.00	92,769.00	92,769.00	92,769.00	WIP
28-2	ENTRY DOORS	1460		25,000.00	99,500.00	346,663.00	34,663.00	WIP
28-2	ROOF REPLACEMENT	1460		82,850.00	82,850.00	82,850.00	82,580.00	WIP
28-2	OFFICE WINDOWS	1470		40,000.00	0	0		WIP
28-1 & 28-2	SECURITY CAMERAS-NON DWELLING	1450		50,000.00	0	0		WIP
28-1	METER BANK	1470		0	12,920.00	12,920.00	12,920.00	WIP

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: Framingham Housing Authority

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
9					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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 Office of Public and Indian Housing  
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**Part III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: Framingham Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Federal FFY of Grant: 2008	Reasons for Revised Target Dates
28-1 & 28-2 ADMINISTRATION	6/30/2010		6/30/2012	3/31/2009		
28-1&28-2 A&E FEES	6/30/2010		6/30/2012			
28-1 EXTERIOR PAINTING	6/30/2010		6/30/2012			
28-2 EXTERIOR DOORS	6/30/2010		6/30/2012			
28-2 ROOF REPLACEMENTS	6/30/2010		6/30/2012			
28-2 OFFICE WINDOWS	6/30/2010		6/30/2012			
28-1&28-2 SECURITY CAMERAS	6/30/2010		6/30/2012			


<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**NOTICE OF PUBLIC HEARING  
FRAMINGHAM HOUSING AUTHORITY  
2012 AGENCY PLAN**

The Framingham Housing Authority will hold a Public Hearing at 7 PM on Tuesday, October 11, 2011 at One John J. Brady Drive, Framingham, Mass. regarding its 2012 Agency Plan developed in compliance with the Quality Housing and Work Responsibility Act of 1998. A copy of the Annual Plan may be reviewed beginning August 22, 2011, at the Administrative office of the Authority, One John J. Brady Drive between the hours of 8:30 and 4:30 PM, accessing the FHA website Framha.org, or by going to the Framingham Public Library's main branch located at 49 Lexington Street, Framingham, Massachusetts.

By: Stephen P. Starr, Chairman