

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Amherst Housing Authority</u> PHA Code: <u>MA085</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>15</u> Number of HCV units: <u>413</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: 1. To preserve and to expand decent, safe and affordable housing for low and moderate income households, elders, and persons with disabilities. 2. To support programs, services and resources that promote economic self-sufficiency, and improve community quality of life, tenant empowerment and responsibility. 3. To maintain quality of service delivery and ensure equal opportunity in housing. 4. To operate programs and deliver services that maximize financial and human resources while maintaining fiscal responsibility.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Goals and Objectives for the next five years:</b> 1.) Apply for additional rental vouchers as they are made available; apply for special purpose vouchers targeted to families with disabilities and/or to elderly. 2. Renovate or modernize public housing units. 3.) Increase voucher payment standards as needed. 4.) Assist the Town of Amherst in its efforts to preserve a 165 unit expiring use property. 5.) Leverage private or other public funds to create additional housing opportunities and/or modernize/renovate AHA owned units 6.) Determine level of need for additional housing for elders and persons with disabilities and pursue funding possibilities if need is quantified. <b>Progress made on goals and objectives in previous 5 Year Plan.</b> 1.) Leveraged private and other public funds to preserve 4 units of expiring use tax credit housing and to construct 4 additional units of affordable housing in 2006 2.) Purchased property, obtained permits for 11 unit affordable housing development, leased land to non profit community development corporation for development, manage the units brought on line in 2008. 3) Received several capital fund grants for renovating/modernizing public housing. 4.) Improved management functions such as web based verification system and held group briefings for Voucher holders. 5.) Increased payment standards to 120% of area FMR.6.) Launched web site that provides extensive information to applicants and current residents 7.) Developed an Equal Housing Opportunity Plan, an Anti Discrimination Plan, participated in Fair Housing month activities, and outlined a LEP (Limited English Proficiency) Plan.				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1.) Eligibility, Selection and Admissions Policies, including wait list procedures 2.) Financial Resources (budgets) 3.) Operations and Management (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. 1.) AHA Office, 33 Kellogg Ave., Amherst, MA 01002 2.) AHA Web site amhersthousingauthority.org 3.) Planning Department, Town of Amherst, 4 Boltwood Ave., Amherst, MA 01002				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable Project Based Voucher-The Authority may wish to utilize the Section 8 Project-based voucher program for approximately 35 units located in various census tracts, #8203, #8205,8206, 8208, 8207. Project basing units is consistent with the PHA Plan because they can leverage private and other public funds for preserving and/or increasing affordable housing developments. Project based vouchers will give lower income households access to neighborhoods outside of high poverty areas.</i>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				

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. Attached
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. <b>Attached</b>
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.  An analysis of the housing needs of families on the public housing and elderly/disabled programs indicate a strong need for housing for extremely low income families (under 30% of AMI) , for households with disabled member, and for other races (non Hispanic, Asian) and for Hispanic households. The Authority made this determination based on 1.) an analysis of it's waiting lists 2.) the information contained in the State's Consolidated Plan 3.) 2000 U.S.Census data: the Comprehensive Affordable Housing Strategy (CHAS) dataset.
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> The AHA will request, from HUD, exception payment standards of 120% of the FMR for the Section 8 program to ensure that households seeking housing under the Voucher Program will be successful in locating appropriate housing. The Authority will update all waiting lists on an annual basis to make sure that, when a vacancy does occur, eligible and interested households are ready to occupy the unit, thus reducing turnover time. Since the elderly/disabled waiting list has a large number of disabled persons under the age of 62 seeking housing, the Authority will apply for Mainstream Section 8 Voucher Program if funding for the program becomes available. The Authority will continue to work with owners and property managers of rental housing to encourage their participation in the Section 8 Program.
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>Progress made on goals and objectives in prevision 5 Year Plan.</b> 1.) Leveraged private and other public funds to preserve 4 units of expiring use tax credit housing and to construct 4 additional units of affordable housing in 2006 2.) Purchased property, obtained permits for 11 unit affordable housing development, leased land to non profit community development corporation for development, manage the units brought on line in 2008. 3) Received several capital fund grants for renovating/modernizing public housing. 4.) Improved management functions such as web based verification system and held group briefings for Voucher holders. 5.) Increased payment standards to 120% of area FMR.6.) Launched web site that provides extensive information to applicants and current residents  (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" . The Authority will use the following basic criteria for determining a significant amendment or modification to its 5-Year and Annual Plan 1.) Non consistency with the Commonwealth of Massachusetts Consolidated 5 year Plan 2.) Change in Mission Statement 3.) Significant change in Capital Fund Program as defined as 50% or more of capital funding
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:</b> Faxed copies of these documents will not be accepted by the Field Office.  (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)

**PART I: SUMMARY**

PHA Name/Number Amherst Housing Authority MA085000001		Locality (City/County & State) Amherst, Massachusetts 01002-Hampshire County		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
A.	Development Number and Name: Watson Farms Apartment 08500001	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
<b>B</b>	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
<b>E</b>	<b>ADMINISTRATION</b>					
F.	Other					
G.	Operations		\$25,916.00	\$25,916.00	\$25,916.00	\$25,916.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$25,916.00	\$25,916.00	\$25,916.00	\$25,916.00







**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	<i>Watson Farms Apts. MA085000001, Operations</i>	\$25,916.00	<i>Watson Farms Apts. MA085000001, Operations</i>	\$25,916.00
ANNUAL Statement				
	Subtotal of Estimated Cost	\$25,916.00	Subtotal of Estimated Cost	\$25,916.00



Annual Statement/Performance and Evaluation Report  
Development  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Housing  
Capital Fund Financing Program  
0226

4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name: Amherst Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P08550110 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <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>	\$25,916.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
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  
Development  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Housing  
Capital Fund Financing Program  
0226

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Amherst Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P0850110 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
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)				
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				
25	Amount of line 20 Related to Energy Conservation Measures				
<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 CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Development  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Housing  
Capital Fund Financing Program  
0226  
**4/30/2011**

U.S. Department of Housing and Urban  
Office of Public and Indian  
OMB No. 2577-  
**Expires**

<b>Part II: Supporting Pages</b>								
PHA Name: Amherst Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P08550110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
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>	
MA085000001	Operations	1406		25,916.00				









--	--	--	--	--	--

<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.

**The following AHA Plan elements are available at the AHA Office, 33 Kellogg Ave., Amherst, MA.**

- Eligibility, Selection and Admission Policies including wait list procedures for the Watson Farms public housing program and for the Housing Choice Voucher Program
- Statement of Financial Resources
- Rent determination policies for public housing and Housing Choice Voucher Program (included in Section 8 Administrative Plan and Watson Farms
- Operations and Management-rules, standards and policies governing maintenance management of housing owned and assisted by the AHA-includes preventative maintenance plan and prevention of pest infestation
- Grievance Procedures
- Community Service
- Pets
- Civil Rights Certificate
- Fiscal Year Audit
- Violence Against Women Act (VAWA) policy
- Housing Needs information