

LOWELL HOUSING AUTHORITY

5 Year Plan 2025-2029

and

Annual Plan 2025

DRAFT



LOWELL HOUSING AUTHORITY

5-YEAR PLAN 2025-2029 / ANNUAL PLAN 2025

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5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																					
A.1	<p>PHA Name: Lowell Housing Authority PHA Code: ___MA001___</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): ___2025___</p> <p>The Five-Year Period of the Plan (i.e. 2025-2029): ___2025-2029___</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the Five-Year Plan, but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="167 1108 1458 1558"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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				PH	HCV																																	
Lead PHA:																																						

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	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 for the next five years. (B.1) The Lowell Housing Authority team, working in partnership with other housing providers, local government, nonprofit organizations, provide quality housing and a variety of social service programs that assist residents in achieving their highest level of self-sufficiency.
B.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. See attachment (B.2)
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attachment (B.3)
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. See attachment (B.4)
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. N/A
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attachments: RAB Public Notice (C.2a), RAB Agenda (C.2b), RAB Minutes (C.2c), RAB no comments (N/A)
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. Pending City Manager approval See attachment (C.3)
C.4	Required Submission for HUD FO Review. i. Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> Pending until further notice See attachment (C.4) ii. If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Fair Housing
See attachment (D.1)

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing
GOAL #1

Increasing and Preserving Affordable Housing:
See attachment (D.1)
a). Increasing
b). Preserving

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing
GOAL #2

Modify Expand Management Priorities
See attachment (D.1)

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing
GOAL #3

Resident/Participant Services Expansion/Communication Enhancements
See attachment (D.1)

GOAL #4

Seeking additional funding from the City of Lowell to develop & preserve affordable housing within the city. (D.1)

Instructions for Preparation of Form HUD-50075-ST 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2024-2029, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

B.1 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 for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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 thereunder 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.

ATTACHMENT (B.2a)

2025-2029 LHA FIVE-YEAR GOALS

Goals for 2025-2029	
Physical Facilities	
<p>1. Creation of a mixed-use development on the Merrimack St. Corridor through the non-profit Revitalization Effort Toward New Urbanism (RENU). The Lowell housing Authority (LHA) plans to build up to one-hundred-eighteen (118) units of affordable housing. Sixty (60) units will be set aside for PBV. Twenty (20) VASH, and up to twenty-five (25) Faircloth to RAD.</p>	
<p>2. LHA has completed the relocation of eighty-five (85) resident occupied units. There are currently 2 remaining units left, both are vacant and will remain vacant until disposed.</p>	
<p>3. The Lowell Housing Authority plans to complete the final phase of River's Edge on the Concord Development, by constructing up to thirty-two (32) 3-bedroom condominium homeownership units, to be sold to families with income between 80-200% AMI.</p>	
<p>4. As opportunities arise, LHA will federalize State Public Housing developments up to twenty (20) units under the Faircloth Amendment.</p>	
<p>5. As part of LHA's ongoing Capital Plan, we will continue to address aging infrastructure, including roofs, elevators, underground pipes/electrical conduit, and other major building systems.</p>	
<p>6. Revitalization of the Hadley House, a historic home in which the LHA intends to establish a supportive housing program for Veterans. LHA is pursuing the land title, currently pending the Department of Conservation and Recreation (DCR) approval. Once approved, LHA will comply with Chapter 37 review to determine the structural integrity.</p>	

Physical Facilities	
<p>7. LHA plans to implement energy efficient and conservation tools that include networked geothermal heating/cooling systems, microgrids, that are part of an electrification program (removing local natural gas systems). electric vehicles, and, especially building envelope security. Multiple government agencies are releasing grant funds for such programs, including EPA, HUD, U.S. DoE, and U.S. Treasury tax incentives that government agencies may apply for and through counterintuitive, must nonetheless file a tax return to apply. LHA plans to enter into a feasibility study contract to identify building upgrade goals consistent with the new funding sources.</p>	
<p>8. LHA plans to surplus the non-resident federal land of 0.5 acres, located on 39 Quimby St. for development of new affordable housing.</p>	
<p>9. LHA plans to increase the number of handicap accessible units for elderly and disabled developments.</p>	
<p>10. The LHA plans to take full advantage of HUD's climate resilience grant fund. Our 5-year plan includes the following, but not limited to:</p> <ul style="list-style-type: none"> a) Clean backup power. b) floodproofing. c) Subsurface stormwater storage. d) Wind-and impact-resistant windows. e) Rainwater/greywater collection systems. f) Fire resistant roof, windows, & fencing. 	
Management Operations	
<p>11. Continue to provide training on new technology developments among all staff members for secure information storage and streamlining of administrative processes.</p>	
<p>12. LHA is in the process of converting resident files from paper to digital.</p>	
<p>13. LHA will provide ongoing training for management/facilities staff of any updated HUD regulations, including the new HOTMA regulations, NSPIRE inspection and Fair Housing Section 504 and FHA Compliance.</p>	

Management Operations	
14. A new Exposure Control Plan has been written, approved by the BOD, shared and available at our facilities, included as part of our onboarding for new hires and reviewed annually by the Safety Committee.	
15. LHA plans to establish an on-line housing/section 8 resident portal for use to the general public.	
16. Expand grant writing and apply for additional funding from various sources to continue sustainability of the agency.	
17. Improve job performance at all levels and holding staff accountable for inadequate performance output.	
18. Continue to recruit and hire qualified minority applicants to expand diversity within the agency.	
19. In the attempt to increase more affordable housing in the city of Lowell, LHA plans to pursue additional project-based units by collaborating with private owners within the Lowell community.	
20. LHA plans to expand the Family Self-Sufficiency (FSS) program participants up to 80.	
21. LHA plans to increase the Section 8 homeownership program, up to 30+ participants within the next 5 years.	
22. LHA plans to request more VASH vouchers from the local veteran affairs medical center to provide affordable housing for our veterans within the community.	
23. LHA will update the Personnel Policy manual for employees and new hire distribution.	
24. LHA plans to amend the Section 8 project based administrative plan, allowing the PHA and the owner to add units by mutual agreement without competitive selection as described in PIH 2027-21.	

Client Services	
25. LHA is establishing a Resident Service Division that provides additional services for our residents in public housing as well as Section 8 program participants.	
26. Create a set-aside of Housing Choice Vouchers for Public housing residents graduating out of the Family Self-Sufficiency (FSS) Program and ready for homeownership.	
27. Collaborate with area non-profits organizations to identify additional services suitable for our resident/program participants.	
28. LHA to expand resident communications with ADA compliant web site, designed to improve resident accountability and improve lease enforcements.	

FIVE YEAR CAPITAL PROJECTS

In an attempt to preserve and provide quality affordable housing within the city, the Lowell Housing Authority (LHA) established the Five-Year Capital Plan to address aging infrastructure including; building envelopes, underground piping, elevators, utility infrastructure and substantial renovation of the living quarters.

1. Roofs. Multiple roofing projects are planned in multi-phases at North Common Village, South Common Village and Centralville Gardens. The scopes generally address other building envelope repairs, such as window replacements. Roof replacements are the starting point for these envelope projects.

- a.) North Common Village (“NCV,” AMP1): Phased roofing and envelope projects in each of the five-years. General scope includes Roofs (asphaltic shingles, sheathing as needed with insulation and moisture protecting membrane), Dormer Panels, Louvre and Light Replacements/Gable End Repairs/Overhangs/Gutters, Brick Repointing, Brick Fill-In, Window Replacement/Repairs, Thermal Envelope, Moisture Protect and Control Repointing. The project will start in 2024 through 2029, beginning with units on Adams Street and moving each year through Market Street, Fenwick Terrace, Hancock Street, Garin Terrace, Lewis Street, Conlon Street, Suffolk Street and O’Brien Terrace. Window replacements are also planned. In tandem with these HUD-funded projects, in April 2024 we applied to the U.S. E.P.A. with two other housing authorities for a Climate Pollution Reduction Grant (CPRG) to fund as many of these NCV roof/envelope projects as possible and replace row house boilers. The LHA portion of the grant is up to \$8M. The grant would allow us to redirect HUD CFP funds to other infrastructure projects.
- b.) Centralville Gardens (AMP4) Roof and Window Replacements. To address the building envelope at 111 Hildreth Street, a roof replacement is in the design phase starting in April 2024, with the roof project addressed in the FFY2023 budget. Window and door replacements are currently funded in FFY2025.
- c.) South Common Village (AMP3) high-rise flat, EPDM roof replacements are funded in FFY2025 (227 Gorham Street) Other buildings may be identified in the annual plans going forward, an additional building is carried in the FFY2027 budget.

2. Elevator Upgrades. The LHA elevators have long been targeted as past their lifecycle and require replacement based upon a feasibility study produced in 2019-2020. Up to this point (April 2024), we have replaced the elevators at 111 Hildreth Street, 43 Summer Street, 50 Summer Street, and 227 Gorham Street.

The next elevator bid under FFY2022 funds are at 145 and 183 Gorham Street, which we expect to award in April 2024. The 198 South Street elevators may be financed with city funds during FFY2024. The 130 and 174 South Street, and 65 Summer Street elevators are scheduled for funding in FFY2025. The 2019-2020 feasibility study and current maintenance reports will assist use in determining when and the order in which elevators at Francis Gatehouse Mill (735 Broadway St.), City View Towers (637 Merrimack St.), and Belvidere Heights (117-137 High St.).

In tandem with elevator upgrades, the LHA will identify units that need substantial renovation and will complete the necessary upgrades accordingly.

3. Underground Pipes and Utility Lines. Pipe infrastructure for heat, domestic hot water, sewer, and gas. In most cases, we have original pipelines that are 80 years old at AMP1, 70 years old at AMP3 and other sites. We must step up this work to avoid failures that will result in emergency remediation, which could include temporary above-ground pipeline installations.

- a.) North Common Village (“NCV,” AMP1, Phase 2) Two rounds of work have been completed at NCV. The first was in 2017 by Force Account Labor (plumbers) at Market and Dummer Streets (Themeles Square). For this ongoing infrastructure replacement, after pipe replacements on 402-408 Adams Street were completed in April 2024, the next round is funded in FFY2024 for also at NCV. ARPA is supplementing capital funds for NCV pipeline engineering design in 2024.
- b.) City View Towers (AMP4, Phase 3) is funded in FFY2025.
- c.) Location TBD funded in FFY2027(Phase 4)

4. Electrical Redistribution (AMP2, Phase 2. AMP3, Phases 3a through potentially Phase 3e).

- a.) Highland Parkway Electrical Redistribution (AMP2, Phase 2) will be bid with FFY2023 funds.
- b.) South Common Village Electrical Redistribution (AMP3, Phase 3). Most of the high-rise apartments need to be rewired to bring them up to code. The 2023 estimate to do this is \$22,000 each, in total, about \$5M. This will have to be done in four or five phases over time, or as units are individually renovated. The initial phase is carried in FFY2028. 11 units were rewired in 2024 due to circuitry issues during the Electrical Redistribution project, Phase 2.

5. Federalization of state “705-3” family sites¹ to the federal HUD portfolio. 40-58 Dublin Street (10 “705-2” family units) federalization preparation was completed, and an application was submitted to HUD on February 20, 2024. The next state properties we may address for federalization are 189 Walker Street (12 “705-3” family units) and 51 Lane Street (8 “705-3” family units).

6. Other Major Building Systems (MacRitchie HVAC Study, EV Charging Stations)

- a.) City View Towers (“CVT,” AMP4). The LHA contracted with MacRitchie Engineering, Inc. to conduct an HVAC update feasibility study in 2022. The original intent was to determine the potential for unit air conditioning installation. Multiple HVAC items are addressed with cost estimates (in 2022 dollars), and several include multiple options and recommendations for best practices and current code requirements. A budget allowance is identified in FFY2025.
 - i). A building-wide corridor and stairwell smoke evacuation system with associated fire alarm updates.
 - ii). IT Room and ground floor split cooling only air conditioning split system
 - iii). Basement area air handling units (support any new construction / basement build-out after demolition and cleaned former office area “shell space.”
 - iv). Community Room Ventilation System update to replace the c.2010 units as required for the room size under current air quality standards.
 - v). Apartment kitchen ventilation upgrades (all units), two options provided.

- vi). Apartment bathroom exhaust upgrades (all), two options provided.
 - vii). Ground-floor offices (executive & property offices) – condensate drain pan & line inspection for clogs, ductwork cleaning.
 - viii). Basement trash room – continuously running inline exhaust fan to eliminate trash odors throughout basement and trash chute.
- b.) Electric Vehicle (EV) Charging Stations (AMP2, Highland Parkway). Consistent with the LHA and approach to sustainable programs and projects, we are placing a funding marker in the FFY2025 for electric vehicle charging stations that will help support state requirements for such infrastructure.

ATTACHMENT (B.2b)

FFY24-28 Balanced Budget for BOC

6/6/24 BOC FINAL

FFY2024	\$4,489,869
ADA CONVERSIONS @ SCV	\$906,000
ID 0115 NCV (254 -262, 284-292, 312-320 Adams St) Roofs (3), Dormer Panels, Louvre and Light Replacements/Gable End Repairs/Overhangs/Gutters, Brick Repointing, Brick Fill-In (abandoned bathroom windows), Window Replacement/Repairs, Thermal Elevelope, Moisture Protect and Control Repointing, PH1	\$884,736
FGH Mailroom and Assistant Property Manager's Office	\$125,000
Mircom intercom replacements, AMP1 - all buildings	\$243,883
HPW Electrical Redistribution	\$644,000
SCV Elevator Upgrades (198 South) (AMP3)	\$0
Pipe Infrastructure. Heat, water, sewer, gas. AMP1, NCV PHASE2 (FAL)	\$1,100,000
ID 0112 SCV Unit Asbestos Removal	\$80,000
Centralville Gardens Generator, 1-19	\$156,250
Harold Hartwell Court 25-35 Temple St.Seating Area,Parking upgrade.MA 1-7	\$350,000
FFY2025 (Roofs and Elevators prioritized)	\$4,489,869
360-362, 374-380, 402 - 408, 430-438 Adams Street Roofs (4), Dormer Panels, Louvre and Light Replacements/Gable End Repairs/Overhangs/Gutters, Brick Repointing, Brick Fill-In (abandoned bathroom windows), Window Replacement/Repairs, Thermal Elevelope, Moisture Protect and Control Repointing, PH2/3	\$1,250,000
AMP2 EV Charging Stations	\$250,000
CVT MacRitchie HVAC Mechanical Feasibility Study Results, Programmable fire alarm devices with smoke evacuation system	\$250,000
SCV Roof Replacement EPDM (AMP3 227 Gorham)	\$515,000
Centralville Gardens Ex. Doors, Window Replacements MA 1-19	\$250,000
Pipe Infrastructure. Heat, water, sewer, gas. AMP1,2,3 or 4 (FAL) PH3	\$125,000
SCV Unit Asbestos Removal	\$80,000
SCV Elevator Upgrade - 130 South Street	\$511,697
SCV Elevator Upgrade - 174 South Street	\$466,780
SCV Elevator Upgrades -65 Summer St.	\$678,306
FGH Site Work (6,316 sqft) - Parking	\$173,433
FFY2026 (Roofs and Elevators prioritized)	\$4,489,869
638-642, 598-604, 588-506, 560-569 Market Street Roofs (4), Dormer Cheeks and Sidewall, Repointing, Brick Fill-In (abandoned bathroom windows?) PH2/3	\$1,250,000
AMP4 Outdoor patio off Common Room, Belvidere Heights	\$155,051
NCV Market Street Retaining Wall & Concrete Stairs	\$300,000
FGM K&B Modernizations Phase 5 (8 units deferred from FFY21) MA 1-11	\$520,011
AMP3 Hazardous Material Testing & Mitigation (MA1-4, Faulkner radon)	\$67,807
SCV Unit Asbestos Removal	\$80,000
HPW K&B Modernization Phase 7 (~6 units)	\$460,000
Suffolk Street Roof Replacements/Overhangs/Gutters	\$432,000
Remaining NCV Windows coordinated with roof replacements	\$250,000

FFY24-28 Balanced Budget for BOC (continued)

6/6/24 BOC FINAL

AMP 4 - 117-137 High St. (Belvidere Heights), Mechanical bathroom ventilation	\$325,000
AMP 4 - 117-137 High St. (Belvidere Heights), Window Replacements / Patio Sliders	\$650,000
FFY2027 (Roofs and Elevators prioritized)	\$4,489,869
2-6, 8-12 Fenwick Terrace Roof Replacements/Gable End, Dormer Cheeks and Sidewall, Brick Repointing and In-Fill (abandoned bathroom windows) Repairs/Overhangs/Gutters PH4	\$1,150,000
Pipe Infrastructure. Heat, water, sewer, gas. AMP 1,2,3 or 4 (FAL)	\$156,140
NCV Unit Renovations (FAL)	\$65,000
NCV, Fenwick Terrace Interior Stair Drains (CSO/Wastewater Utility)	\$90,000
NCV, Walk-ups (AMP1) Repair/Replace Interior Steel Stairs	\$140,000
NCV Window Frame, Sills, Bucks & Panning Repair/Replacement, Abatement (Walk Ups)	\$600,000
SCV Reduced Pressure Zone (RPZ) Backflow Preventors	\$272,633
SCV Roof Replacement EPDM, ~6,000SF, elevator penthouse cladding (ACM encapsulation)	\$400,000
AMP4 All Buildings (4) RPZ Backflow Preventers	\$200,000
FGM K&B Modernizations Phase 6 (8 units) MA 1-11	\$520,011
AMP4 Centralville Gardens & Francis Gatehouse Carpet Removal, LVT Tile (FAL)	\$150,000
Centralville Gardens Paving & Striping, EV Charging Stations	\$274,629
AMP4 Centralville Gardens Emergency Generator (100kW +/-)	\$171,456
AMP4 Camera Upgrades, Centralville Gardens, Francis Gatehouse, Belvidere Heights	\$250,000
AMP4 Belvidere Heights: Fayette Street parking lot water main replacement	\$50,000
FFY2028	\$4,489,869
ID 0113 NCV (2-20, 32-50 Hancock St. & 1-19, 21-39 Garin Ter. (4) Roof Replacements , Dormer Cheeks and Sidewall, Repointing, Brick Fill-In (abandoned bathroom windows) Repairs/Overhangs/Gutters PH5	\$2,000,000
Belvidere Heights (1-5) CVT Water - Fire - Sprinkler Main Repairs	\$20,000
SCV Electrical Redistribution Phase 3-Apartment branch circuit, fire alarm upgrades (multiple phases. Est. \$19K per apartment)	\$1,829,370
NCV Window Replacements (Row Houses)(FAL Painting)	\$190,499
CVT Brick Façade Moisture Study/Refastening	\$450,000
FFY2029	\$4,489,869
NCV Lewis, Suffolk St. Roof Replacements/Overhangs/Gutters (MA1-1) (PH6or7)	\$1,750,000
NCV Lewis, O'Brien, Conlon Roof Replacements/Gable End, Dormer Cheeks and Sidewall, Brick Repointing and In-Fill (abandoned bathroom windows) Window Repair/Replacement, Thermal Envelope PH4 Repairs/Overhangs/Gutters (MA1-1) PH6 or 7	\$1,750,000
HPW Site Improvements-runoff/drainage at 580 Chelmsford rear slope	\$162,500
HPW K&B Modernization (~12 units) Phase 8	\$827,369

ATTACHMENT (B.3)

2020-2024 LHA FIVE-YEAR GOALS PROGRESS MADE IN YEAR 5 (FY 2024) OF THE FIVE-YEAR PLAN

Goals for Year 1 2020-2024	2024
Physical Facilities:	
1. Creation of a mixed-use development on the site of the Mercier Center or other locations within the city through the non-profit Revitalization Effort Toward New Urbanism (RENU). The LHA received approval for the Special Application Center (SAC) of HUD. In August 2018 for the disposition of 87 scattered site units under AMP2. The LHA will dispose of these units in accordance with the directive issued by the SAC at HUD.	<p><i>LHA is in the process of pursuing the mixed used development on the site of the Mercier Center and other locations within the City of Lowell through the non-profit Revitalization Effort Toward New Urbanism (RENU).</i></p> <p><i>To date, LHA has disposed of 85 units, with 2 remaining of the total 87 scattered site units under AMP2. LHA in the process of disposed the remaining 2 units.</i></p>
2. Relocation of residents occupying scattered site units who choose to move to other public housing or lease with a private landlord utilizing a Housing Choice Voucher.	<i>LHA has completed the relocation of 85 resident occupied units. There are currently 2 remaining units left, one is family occupied, one is vacant. Once the 2 remaining units are disposed of, LHA will proceed with relocating the family.</i>
3. Complete housing development at the River's Edge on the Concord.	<i>LHA is currently awaiting legislative amendment approval.</i>
4. As opportunities arise, LHA will federalize State Public Housing developments based on the number of available units under the Faircloth Amendment. The LHA is currently in process of Federalizing 11 units that have been approved by the State and HUD.	<i>LHA is in the process of Federalizing 10 State- aided housing units located at 40-58 Dublin St. LHA has submitted the application to HUD pending completion of HUD review.</i>
5. Establish a comprehensive capital plan to address aging roofs, elevators, and other building systems	<p><i>Roofs, elevators, and other building systems addressed.</i></p> <p><i>(b) Roof replacement at 111 Hildreth Street (MA1-19), Centralville Gardens now started in the FFY2022 budget for design.</i></p> <p><i>(c) Roof replacement at South Common Village high rises, esp. 227 Gorham and others. 227 Gorham is budgeted in the new 5-year plan 2025.</i></p> <p><i>(d) Multiple phases of almost all roofs at North Common Village. Laura developed a chart of priorities based on Brian Dean’s observations. This also includes building envelope weatherproofing: brick pointing, widow replacements, etc.</i></p> <p><i>(e) We have an elevator feasibility study that ordered the replacements by priority. Of the 18 elevators, we have replaced:</i></p> <p style="margin-left: 20px;"><i>111 Hildreth St.</i></p> <p style="margin-left: 20px;"><i>43 Summer St</i></p> <p style="margin-left: 20px;"><i>50 Stackpole St.</i></p>

	<p>227 Gorham St 50 Summer St (2 cars)</p> <p>(f) Next elevators are 183 and 145 Gorham St. and 198 South St. FFY22, 23, 24 and ARPA funding.</p> <p>(g) Elevators at 65 Summer, 130 and 174 South St will follow.</p> <p>(h) We will then start looking at the AMP4 elevators.</p> <p>LHA hired Ameresco to replace boilers, lighting, and air handlers for most federal buildings. LHA is seeking grants to cover those we can't fund by HUD or other means. AMP1 domestic hot water boiler replacements are under contract via CDBG funds and mobilizing in April 2024. LHA also replacing hot water pipes in phases at AMP1, this needs to be done at most developments.</p>
<p>6. Revitalization of the Hadley House, a historic home in which the LHA intends to establish a supportive housing program for Veterans. This is contingent upon the award of site control by the City of Lowell.</p>	<p>The Hadley House is currently located at 719 Broadway St. LHA owns the physical structure; however, the land is owned by the Department of Conservation and Recreation (DCR). LHA is pursuing the land title, currently pending DCR approval. Once approved, LHA will comply with Chapter 37 review to determine the structural integrity.</p>
<p>7. Explore the technology behind, and benefits of, the creation of Smart Buildings for better efficiencies and cost savings.</p>	<p>Facilities Management drive the train when it comes to "Smart Building Technology." It starts with data and that data drives the decision for retrofits, computer operations, training, and maintenance. Centralized or decentralized DDC Controllers (Direct Digital Control) , sensors, software, and the blend of virtual and automated maintenance (such as with building climate technologies), and management team drive dynamic services, and can be responsive to building needs and occupants. These are commonplace in new 21st century schools and hospitals, for example. The cost benefits, if maintained properly, can yield up to 20% maintenance cost reductions.</p>
<p>8. Determine if implementation of the Rental Assistance Demonstration (RAD) Program is feasible for the preservation of public housing properties.</p>	<p>Rental Assistance Demonstration (RAD) Program. After closely evaluating the pros and cons based on the demographic within our community, the LHA reached the conclusion that it would be in the best interest of our residents and the Lowell community to postpone the RAD conversion to a later date. Not to further explore.</p>

Goals for Year 1 2020-2024 Physical Facilities:	2024
9. Research energy programs for the replacement of building systems and structural fixtures for increase energy efficiencies.	<i>LHA is moving forward and continuing research for networked geothermal heating/cooling systems, and electrification program (reducing/eliminating natural gas carbon footprint) that is part of the state decarbonization program set for 2050. In a steady path toward this goal, the LHA completed a 20-year photovoltaic net metering credit contract for about 70% of its power supply (7.4MW) in 2014, photovoltaic hot water supply at AMP2 in 2022, and continues with the electrification process at the Faulkner Street apartments. This year, we won a grant for geothermal feasibility for the Merrimack Street Corridor project and applied for \$8M in decarbonization funding for North Common Village in a partnership with the Boston and Chelsea Housing Authorities.</i>
10. Revise the Mission Statement to reflect the goals and priorities of the agency.	<i>Lowell Housing Authority mission statement has been revised.</i> <i>The Lowell Housing Authority team, working in partnership with other housing providers, local government, nonprofit organizations, provide quality housing and a variety of social service programs that assist residents in achieving their highest level of self-sufficiency.</i>
11. Incorporate data driven decisions making in all areas of the Authority's operation.	<i>LHA hired a Data Analyst to prepare reports necessary for management utilization and decision making.</i>
12. Increase the use of technology among all staff members for secure information storage and streamlining of administrative processes.	<i>LHA implemented the use of mobile devices to implement administrative processes for work orders, inspections, digitizing applications, resident files, resident certifications, and other documents. Leasing department and waitlist is now completed.</i>
13. Update maintenance procedures for a more efficient operation and explore possible outsourcing of work through privatization.	<i>The LHA has implemented a mobile work order process whereby maintenance staff in the field can initiate or receive a work order utilizing an electronic device. The LHA has moved to SMART technology. All new maintenance staff are trained on the new mobile work order app. The LHA has established contracts for plumbing work that is requested after normal business hours. The LHA is looking to outsource unit turnovers in buildings where elevators are being replaced.</i>

Goals for Year 1 2020-2024 Management Operations:	2024
14. Restructure the Organizational Chart and update job descriptions and the Personnel policy to reflect the Authority/s needs.	<i>LHA reorganized the agency with a new organization chart and job descriptions according to the needs of the agency.</i>
15. Continue the rebranding efforts of the agency. This will include increasing staff participation on local non-profit boards and expanding social media efforts to reach new stakeholders, residents, and the general public.	<p><i>LHA has completed its rebranding efforts, that include renaming developments, creation of a new logo, and signage throughout all the developments and LHA vehicles. LHA encourages all employees to get involved with local Non-Profit organizations. Several LHA employees have been appointed to local Non-Profit Organization Boards including the City of Lowell Zoning Board of Appeals, Greater Lowell Food Pantry, Cambodian Mutual Assistance Association, Common Ground Development, Red Cross Board of Directors, Pawtucketville Citizens Board Council, Meghan's House, Kaitlyn Kazanjian Foundation, and the City of Lowell Parks and Conservation Trust.</i></p> <p><i>LHA has also created a new Resident Services/Communications Director position. The Resident Service/Communications Director is also a Board Member for the local Non-Profit Alliance, which is made up of several area non-profit organizations. The Resident Service/Communications Director working with other LHA staff, is designing a new website and increasing our social media presence in an effort to expand outreach to residents, stakeholders, and the general public.</i></p>
16. Expand grant writing efforts for the sustainability of the agency.	<i>The Authority continuously seeks out grant opportunities. We have contracted with a third party for grant writing services. In addition, we are working with the City of Lowell to identify and apply for additional funding. We also work closely with Executive Office of Housing and Livable Communities (EOHLC) to identify additional grant opportunities.</i>
17. Improve job performance at all levels and holding staff accountable for inadequate performance output. Increase resident accountability through increased communication and better lease enforcement.	<i>LHA Human Resources department, developed in 2023, has been established to oversee various aspects of the employment process, including recruitment, interviewing job applicants and placement of newly hired workers. The department also handles compensation, benefits, training, and employee relations that also includes performance disciplinary actions.</i>
Goals for Year 1 2020-2024 Management Operations:	2024
18. Continue to recruit and hire qualified minority applicants to expand diversity within the agency.	<i>2022 - LHA hired a total of Nine (9) qualified employees. Seven (7) were minorities and included Four (4) Females: Three (3) were Hispanic, Two (2) were Black and Two (2) were of Asian descent.</i>

	<p><i>LHA had a need to advertise for a new Executive Director to take office in 2023. A total of 229 applicants applied through 7 different advertisements/online sources. The top Three (3) candidates were all minorities (1 Black, 1 Asian and 1 Hispanic/Female), all 3 were interviewed in public and asked identical questions in the interview process.</i></p> <p><i>2023 - LHA hired a total of Sixteen (16) qualified employees. Again, seven (7) were minorities and included Four (4) Females: Four (4) were Hispanic and Three (3) were Asian. In addition, LHA promoted Seven (7) employees (Four (4) were Female) of which Three (3) were Asian and One (1) was Black.</i></p> <p><i>LHA Board of Directors and HUD approved a five-year contract awarded to our highly qualified new ED who is of Asian descent.</i></p> <p><i>2024 - To date (January 2024 – March 2024) LHA has hired Four (4) qualified employees including Two (2) Females: Two (2) are Hispanic. In addition, LHA promoted Five (5) employees(all 5 are females) of which Two (2) are Hispanic and One (1) is Asian.</i></p>
19. Expand and monitor staff development to increase productivity and ensure compliance with program regulations.	<i>To improve and increase productivity and compliance, LHA provides staff with on-the-job training, online training. MUST name training. OSHA, Rent calculation etc.</i>
Goals for Year 1 2020-2024 Client Services	2024
20. Create a set-aside of housing Choice Vouchers for Public Housing residents graduating out of the Family Self-Sufficiency Program and ready for homeownership.	<i>LHA set 5 vouchers aside for any public housing resident who participated in Self-Sufficiency Programs that allows them to pursue homeownership. Participants must graduate from programs.</i>
21. Establish definitive protocols for communication information to applicants/residents in order to provide better customer service.	<i>LHA is in the final stage of completing a new robust website, designed with ease of use for applicants/residents/employees. The site will be ADA compliant. The updated navigation will include a search mechanism with an improved layout, forms, downloads and contact information for customer service. Also include will be an alert banner for emergencies purposes accessible on all devices.</i>
Goals for Year 1 2020-2024 Client Services	2024
22. Collaborate with area non-profits in the development of programs and activities for resident youth advancement.	<i>LHA has successfully collaborated with non-profit organizations to expand the services for our residents and program participants. This includes working with MassHire for job training and employment opportunities, Alternative House Agency for women facing domestic violence, Merrimack valley food bank to help feed those in need. Merrimack housing partnership.</i>

ATTACHMENT (B-4)

Violence Against Women (VA WA) Goals

The Lowell Housing Authority Property Management Team, initiate the process of notifying all residents of the established VAWA Policy. Residents are provided with a copy of the Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking, at the time of Resident Orientation. This document has been translated into Spanish and Khmer, for those requiring translation. The Transfer Policy has been amended to provide victims with an Emergency Transfer. In addition, residents are provided with contact information of two agencies in Lowell that provide emergency domestic violence counseling, assistance, and support.

In order to assist victims of domestic violence with access to emergency housing, the Authority established a preference for victims of domestic abuse for Public Housing Programs.

LOWELL HOUSING AUTHORITY EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Emergency Transfers

Lowell Housing Authority (LHA) is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act 01 AW A), ¹LHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. ²The ability of LHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether LHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that the Low Rent Public Housing Program and the Housing Choice Voucher Program is in compliance with VA WA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer; the tenant shall notify LHA's management office and submit a written request for a transfer to the Property Manager's Office located at:

North Common Village, 21 Salem Street, Lowell, MA 01854

George Flanagan Development, 580 Chelmsford Street, Lowell, MA 01851

Bishop Markham Village, 198 South Street, Lowell, MA 01852

Dewey Archambault Towers, 657 Merrimack Street, Lowell, MA 01854

For the Housing Choice Voucher Program:

Division of Leased Housing Programs, 350 Moody Street, Lowell, MA 01854

LHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under LHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

LEA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives LHA written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about LHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

LHA cannot guarantee that a transfer request will be approved, or how long it will take to process a transfer request. LHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. LHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If LHA has no safe and available units for which a tenant who needs an emergency is eligible, LHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, LHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in

creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VA WA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Form HUD-5381 (12/2016)

**LOWELL HOUSING AUTHORITY
AREA NON-PROFIT GROUPS PROVIDING SUPPORT
AND ADVOCACY FOR VICTIMS OF DOMESTIC ABUSE**

Alternative House

P.O. Box 2100

Lowell, MA 01851

Hotline Numbers: 1-888-291-6228
 978-454-1436

The Center for Hope and Healing, Inc.

21 George Street, 4th floor

Lowell, MA 01852

Telephone Number: 978-452-7721

ATTACHMENT (C-2a)
HOUSING AUTHORITY OF THE CITY OF
LOWELL LEGAL NOTICE

On April 16, 2024, the Five-Year Plan 2025-2029, Capital Fund Program budget (CFP budget) for Federal Fiscal Years 2024-2028 and the Federal 2024 Annual Plan (AP) revision, of the Lowell Housing Authority (LHA), as required under Sections 511 and 519 of the Federal Quality Housing and Work Responsibility Act (QHWRA) of 1998, is available for a forty-five (45), day public review and comment period. The AP and CFP budget will be submitted to the U.S. Department of housing and Urban Development (HUD) on or before July 15, 2024.

On April 16, 2024, the draft State Annual Plan (AP), Capital Improvement Plan Budget (CIP budget) for Massachusetts Fiscal Years 2025-2029 of the Lowell Housing Authority (LHA), is available for a forty-five (45), day public review and comment period. The AP and CIP budget will be submitted to the Executive Office of Housing and Livable Communities (EOHLC) on or before July 31, 2024.

Draft copies of each document are available for review at the LHA Executive Office, located at 350 Moody Street, Lowell, MA during regular business hours and can be found on the website at www.lhma.org. The Executive Office is wheelchair accessible. Reasonable accommodation will be made for person(s) requesting assistance. The Lowell Housing Authority (In-person) Public Hearing is schedule for Wednesday, June 12, 2024, at 4:00 p.m. in the Mercier Center (21 Salem Street, Lowell, MA). Written/Oral comments will be accepted during the Public Hearing and can be submitted in advance to the Lowell Housing Authority Executive Office until 12:00 p.m. on June 12, 2024.

Hearing locations:

IN-PERSON MEETING
Wednesday, June 12, 2024 @ 4:00 p.m.
The Mercier Center
21 Salem Street
Lowell, MA 01854

Anyone seeking further information should contact the LHA at (978 364-5311 (tel). TDD: 1-800-545-1883, Extension 178.

April 16, 2024

ATTACHMENT (C-2a)

4/11/24, 12:58 PM

Ad portal Self Advertising Confirmation

THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

NY0111537

Order Status:

Submitted

Classification:

General Legal Notices & Bids

Package:

Legal MA

Final Cost:

380.95

Payment Type:

Account Billed

User ID:

W0014265

Username:

1379728

ORDER DETAILS

LOWELL HOUSING AUTHORITY MA Legals

Iris Rivera

LOWELL, MA 01853

978-837-3500

irivera@lhma.org

LOWELL HOUSING AUTHORITY

TRANSACTION REPORT

DATE

April 11, 2024 12:58:17 PM EDT

Amount:

380.95

SCHEDULE FOR AD NUMBER NY01115370

April 16, 2024

The Lowell Sun Legals

PREVIEW FOR AD NUMBER NY01115370

LOWELL HOUSING AUTHORITY, LOWELL MA LEGAL NOTICE

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4/16/2

#NY0111537

ATTACHMENT (C-2b)

RESIDENT ADVISORY BOARD (RAB) MEETING AGENDA

Tuesday, February 27, 2024
12:00 PM

The (RAB) meeting will be an in-person meeting, and will be taking place at 12:00 pm on Tuesday, February 27, 2024. A copy of the proposed Five-Year Capital Budget is available at www.lhma.org and will be readily available for distribution to all (RAB) member.

AGENDA

1. Welcome / Introductions
2. Annual Plan: Topics for Discussion are as follows:

Tha Chhan, Executive Director

- a) HOTMA Implementation
 - 1) Asset Limitation
 - 2) Calculating Income
 - a) Annual Income
 - b) Income Calculation
 - c) Deduction
 - d) Exclusion
 - e) Other
 - 3) Fair Housing
 - 4) Household Composition and Verification
 - 5) Certification Process

Sherry Giblin, Chief Financial Officer

- b) Increase number of Handicap Accessible Units for Elderly and Disabled Developments
- c) Establish a Resident Services Division to help residents connect with community resources and to provide needed customer service.
- d) Pursue additional funding opportunities through the City of Lowell

Alisen Purtell, Chief Admissions Officer

- e) Section 8 Project Base - Enter into an AHAP
- f) Veteran Housing
- g) Housing/Section 8 Compliance

Kevin Forsley, Director of Admissions

- h) Electronic Application Portal

Dennis Mercier, Management/Facilities Director

- i) NSPIRE/REAC Inspections
- j) Maintenance and Property Management Training
- k) Smoke Detectors

Mark Briere, Administration Assistant to Executive Director

- l) New Development of Affordable Housing Units

Jonathan Goldfield, Capital Asset Management Director

- m) Five-Year Capital Fund Program (CFP) Review

3. Resident Input/Concerns

4. Next Steps

The Lowell Housing Authority will set up a Notice of public Hearing addressing the CFP. We expect the Public Hearing will take place no later than Wednesday, June 12, 2024, at the Mercier Center and plan to advertise in the Lowell Sun on Mid-April.

ATTACHMENT (C-2c)

RESIDENT ADVISORY BOARD (RAB) MEETING MINUTES TUESDAY, FEBRUARY 27, 2024 2:00 PM

1. Welcome/Introductions

Tha Chhan, Executive Director, opened the meeting at 12:15p.m. by extending a warm welcome to all residents in attendance. He emphasized the significance of resident feedback in the development of the Annual Plan, a component of the agency's five-year strategy. Additionally, he took the opportunity to introduce the staff members present. Please refer to the attached attendance list for further details.

2. Topics for Discussion

Tha Chhan, Executive Director, led the discussion, by addressing the new (HOTMA) Housing Through Modernization Act of 2016 implementation, which will take effect for residents when having to submit/report the necessary paperwork required by the LHA to determine income determinations, recertifications and reexaminations, which will require less paperwork, provides the opportunity for family self-sufficiency, a hardship exemptions for health and medical care expenses, and phased-in relief efforts for participant families affected by the income increase threshold.

Sherry Giblin, Chief Financial Officer, provided a Finance Update, which included having recently received an increase of ROSS Grant funding to fund an additional Resident Service Coordinator for AMP's 2,3, & 4. With the additional funding received, The Lowell Housing Authority will now have 2 Residential Service Coordinators for our Federal properties, and 1 Resident Service Coordinator for our State properties. In addition, Ms. Giblin provided an announcement stating LHA will add a new Resident Service Director to the team. Katie Sadlier, who currently serves as the Jobs Plus Director, will be the new Resident Services Director. In her current role, Katie has forged many relationships within the community to provide needed resources to our residents and we are excited to expand our resident services division to better serve the needs of our residents. Furthermore, Ms. Giblin made mention of the Lowell Housing Authority working towards increasing the number of handicapped accessible units at South Common Village with the goal to increase the number of accessible units by at least 10 within the next 5 years. The plan is to convert three-bedroom units to two-bedroom accessible units utilizing capital funds. Ms. Giblin then announced the Lowell Housing Authority working in collaboration with the City of Lowell to secure additional grant funding. To date we have been awarded \$1. 7M in ARPA funding, which will fund a new elevator at South Common Village, Smoke Detectors at North Common Village, and some underground pipe work at North Common Village. In addition, we have been awarded CDBG grant funds in the amount of \$550,000 to fund new boilers for North Common Village. CDBG funding is an annual grant appropriation to the City of Lowell. We have applied for an additional \$700,000 for this fiscal year's grant to fund a portion of the electrical redistribution project at Highland Parkway. We will continue to work with the City to identify and secure additional funding as it becomes available.

Alisen Purtell, Chief Admissions Officer, led a brief discussion regarding the growth of the Family Self-Sufficiency Program and stated that over the next 5 years, the LHA will expand the program by obtaining two additional positions, these positions will serve more of our resident population by building new community outreach partnerships to help our participants excel in the program and reach their goals successfully. The FSS expansion will a. w our homeownership program to grow as LHA is in the process of increasing the Homeownership Vouchers by adding 3 additional participants per year

over the next 5-years to bring our total voucher count to 30 plus. Furthermore, Ms. Purtell mentioned that LHA will enter into an AHAP for 16 Project Based Vouchers at Jaycee Place in 2024 by entering into a fully executed contract in 2025 for the 16 project-based units. In addition, a goal of the Lowell Housing Authority is to work in conjunction with the Veterans Association in order to receive additional VASH Vouchers to assist veterans with services and housing to help increase our Section 8 Project Based Voucher Program. In addition, Ms. Purtell discussed the need to accurately report our data to (HUD) at a higher accuracy rate. The LHA will add a Fraud Compliance position to bring down the number of fraud cases that the Lowell Housing Authority sees across all programs. Funds collected through our fraud cases directly benefit our agency. Ms. Purtell ended her discussion by stating that LHA will train staff in Reasonable Accommodation to meet the expectations and requirements necessary for our residents.

Kevin Forsley, Director of Admissions, addressed the need for Electronic Application Portals and expressed that LHA is working towards providing electronic application workstations at every AMP, making the process when potential applicants apply, a user-friendly experience.

Dennis Mercier, Management/Facilities Director, led a discussion on NSPIREIREAC Inspections, highlighting the new federal rule proposed by (HUD). This rule aims to establish a unified annual inspection that focuses on the curb appeal of LHA housing units, both inside or outside, with an emphasis on the residents' needs and expectations. Additionally, Mr. Mercier announced a HUD-mandated rule requiring the installation of smoke detectors in every bedroom or primary sleeping area. The LHA plans to begin installing battery-operated smoke detectors in the bedrooms of all housing units starting in May. Moreover, Mr. Mercier noted that the LHA Property Managers and Associate Property Managers are commencing HOTMA Regulation Training, while the Maintenance staff will soon start their required Safety Training.

Tha Chhan, Executive Director led a discussion on the new development of affordable housing units and stated that the LHA plans to complete the work slated to be performed to finish the final phase of the River's Edge on the Concord Development, which will provide up to thirty-two units, to be sold to families with an income of 80-100% AMI. The River's Edge on the Concord Development is awaiting legislature approval. Additionally, Mt. Chhan announced the creation of a mixed-use development on the Merrimack Street Corridor the LHA plans to construct 118 units of affordable housing, of which sixty units will be set aside for PBV, 20 set aside for VASH, and up to 25 Faircloth to Rad.

3. Review of the 5-Year Capital Fund Program (CFP)

Jonathan Goldfield, Capital Asset Director discussed the capital need for Lowell Housing Authority's properties for 2025-2029, and the remaining years of the 5-year capital plan. (Please see attached capital log).

4. Resident Input & Concerns

A discussion had taken place surrounding resident concerns regarding capital projects and other needs. The following is a list of the concerns recorded among residents.

- Request to relocate all Handicapped Accessible Units to 1st Floor in every building.
- Request for protocols to be placed regarding residents who are smoking in their units.
- Camera locations and unauthorized access into the building at City View Towers.
- Cameras and door access: North Common Village.
- Walk areas and repairs at Hancock, Dublin, and O'Brien.

- Parking Lots Lights & Telephone Pole lights: North Common Village, Highland Parkway.
- Concerns for cleaning and removal of dog feces, urine on door - Dog feces bags, signage: Highland Parkway & South Common Village.
- Concerns over Marijuana use designated smoking areas City View Towers.
- Request to repair parking lot potholes - tenants cannot park, trash dumping: Highland Parkway - Temple Street.

5. Next Steps

Tha Chhan, Executive Director, closed the meeting by explaining that resident comments/concerns will be used to formulate both the Annual and 5-year plan moving forward. He invited all residents who participated to join in the public hearing process for the Plan which will be held on (TBD).

Meeting adjourned at 1:50 pm.

ATTACHMENT (C-2d)

RESIDENT ADVISORY BOARD SIGN-IN SHEET

2.27.24

	NAME	PHONE NUMBER	ADDRESS
1	Jennifer Das Santos	978-942-1863	Jennifer_d15@hotmail.com
2	Linda Bucksjune	978-427-1640	657 Merrimack #115
3	Wayne Scivigung Sr	978-799-4099	657 Merrimack #35
4	PAUL DAVIDSON	(978) 876-4242	36 Hancock Ave 13
5	Paul K. Satter	978-935-1235	642 Market St Apt 291
6	Ed Theodor	978-677-6662	36 Temple St #16
7	Edwin McLean	978-566-2560	84 Doane St
8	Kimberly Meehan	978-942-3013	57 O'Brien Ter Apt 496
9	Kimberly DASILVA	0787266224	20 O'Brien Ter Apt 505
10	Guadalupe Cortez	(78) 567-4559	36 Morse apt 40
11	Luis Golden	978-606-6586	4 AVE B APT 161
12	Janet Pena	617-331-6435	54 Dublin St. Apt 8
13	Tom Ashford	978-690-3510	Merimack
14	Sam de Atello		73 Ave A - apt 51
15	Carmen Smith	978-631-5081	4 Carin Terr Lowell, Mass Apt 42

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- Thea Chan, Executive Director
 Sherry Gubin, Chief Financial Officer
 Cori Willis, Executive Assistant
 Mary Alice Metallano, Program Outreach & Compliance Specialist
 Lisa Krikorian, Capital Administrative Assistant
 Laura Watts, Capital Asset Manager
 Sarita Berrias, Property Manager
 Amy Dalton, Property Manager
 Denise
 Kirab
 Rosa
 Kevin
 Dennis
 Jonathan
 Alisen
 Katie

ATTACHMENT (C-3)

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Tom Golden, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the Lowell Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

signature: _____
Local Jurisdiction Name

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Please see attachment (D.1) Housing Needs

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Title:

Signature:

Date:

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 thereunder 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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

ATTACHMENT (C-4)

REQUIRED SUBMISSION FOR HUD FO REVIEW
DO WE HAVE SOMETHING FOR 2024?

ATTACHMENT (C-4a)

UPDATE WITH 2024 Public Hearing Meeting Minutes
Scheduled 6.12.24 PENDING

ATTACHMENT (C-4b)

UPDATE WITH 2024 Recording Officer's Certification 7.1.2



RECORDING OFFICER'S CERTIFICATION

I, the undersigned, duly appointed, qualified and Secretary of the
Lowell Housing Authority, do hereby certify:

THAT the below extract from the minutes of the Regular Meeting of the members of the Lowell Housing Authority Board of Commissioners, held on **June 14, 2023**, is a true and correct copy of the original minutes of said meeting on file and of record, insofar as said original minutes relate to the matter set forth in said extract; and

THAT on the date of the meeting, each member present and voting was a resident of the City of Lowell, Massachusetts; THAT notice of a regular meeting was duly filed at least 48 hours prior to such meeting thereto, excluding Saturdays, Sundays and legal holidays with the Clerk of the City of Lowell, Massachusetts, in accordance with the requirements of Sec 20, Chapter 30A of the General Laws, as amended (Acts of 2009, Ch. 28, sec. 20).

Extract of Meeting Minutes

7.1.2 MOTION TO ACCEPT THE LOWELL HOUSING AUTHORITY'S PROPOSED FEDERAL (HUD) ANNUAL PLAN FOR FISCAL YEAR 2024 CAPITAL FUND PROGRAM BUDGET AND FIVE-YEAR PLAN FOR FEDERAL FISCAL YEARS 2023-2027.

A motion to approve was made by Commissioner Rodney Elliot and seconded by Vice Chairperson Var

A roll call vote was taken with the following results:

Yeas: Vice Chairperson Var, Chairperson Shea, Commissioner Elliot, Commissioner Bernes

Nays: 0

The Chairperson declared the motion carried and the vote adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 14th day of June 2023.

Dha Chhan, Secretary

SEAL

A Foundation for Stability and Opportunity

ATTACHMENT (C-4c)

UPDATE WITH 2024 Recording Officer's Certification 7.1.2



RECORDING OFFICER'S CERTIFICATION

I, the undersigned, duly appointed, qualified and Secretary of the Lowell Housing Authority, do hereby certify:

THAT the below extract from the minutes of the Regular Meeting of the members of the Lowell Housing Authority Board of Commissioners, held on **June 14, 2023**, is a true and correct copy of the original minutes of said meeting on file and of record, insofar as said original minutes relate to the matter set forth in said extract; and

THAT on the date of the meeting, each member present and voting was a resident of the City of Lowell, Massachusetts; THAT notice of a regular meeting was duly filed at least 48 hours prior to such meeting thereto, excluding Saturdays, Sundays and legal holidays with the Clerk of the City of Lowell, Massachusetts, in accordance with the requirements of Sec 20, Chapter 30A of the General Laws, as amended (Acts of 2009, Ch. 28, sec. 20).

Extract of Meeting Minutes

7.1.3 MOTION TO APPROVE THE LOWELL HOUSING AUTHORITY'S HUD 5-YEAR CAPITAL FUND PLAN FOR FEDERAL FISCAL YEARS 2023-2027

A motion to approve was made by Commissioner Joanie Bernes and seconded by Vice Chairperson Var

A roll call vote was taken with the following results:

Yeas: Vice Chairperson Var, Chairperson Shea, Commissioner Elliot, Commissioner Bernes

Nays: 0

The Chairperson declared the motion carried and the vote adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 14th day of June 2023.

A handwritten signature in black ink, appearing to read "Pia Chhan", is written over a horizontal line. Below the line, the name "Pia Chhan, Secretary" is printed in a small, sans-serif font.

SEAL

A Foundation for Stability and Opportunity

ATTACHMENT (D)

Fair Housing Strategies and Actions

Our mission in the Lowell Housing Authority is to provide safe, decent, and sanitary affordable housing for the residents of Lowell. To achieve this goal, the LHA met with city officials, and reviewed the City's Consolidated Plan identifying challenges: such as cost and rent burden, and housing affordability affecting the low-income households surrounding our community.

The challenges present a significant concern affecting the low-income population, which also include Black, Hispanic, and Asian/Other non-Hispanic households. These groups are moderately to severely cost and rent-burdened, paying an average of 30-50% or more of their income on housing. Consequently, low-income population allocates a substantial portion of their income to rent, which restricts their ability to afford essentials such as food, healthcare, clothing, and transportation necessary for survival in an inflated economy.

To bridge the gap between rent and cost burdens for low-income households, the Lowell Housing Authority's focus is to improve housing affordability and stability. To achieve this, LHA is developing Housing Strategies and goals to comply with (HUD) rules, regulations, and guidelines that aim to end the affordable and disparity housing crisis in the City of Lowell. The 4 goals are as follows:

Goal #1: Increasing and preserving affordable housing

1. Increasing affordable housing by achieving the following:
 - (a) Creation of a mixed-use development on the Merrimack St. Corridor through the non-profit Revitalization Effort Toward New Urbanism (RENU). The Lowell Housing Authority (LHA) plans to develop one hundred eighteen (118) units of affordable housing within the next five (5) years.
 - (b) The Lowell Housing Authority plans to complete the Rivers Edge on the Concord Development, by constructing up to thirty-two (32) 3-bedroom condominium homeownership units, to be sold to families with an income between 80-100% AMI.
 - (c) Revitalization of the Hadley House, a historic home in which the LHA intends to establish a supportive housing program for Veterans. LHA is pursuing the land title, currently pending the Department of Conservation and Recreation (DCR) approval. Once approved, LHA will comply with Chapter 37 review to determine the structural integrity.
 - (d) LHA plans to surplus the non-resident federal land of 0.5 acres, located on 39 Quimby St. for development of new affordable housing.
 - (e) LHA has completed the relocation of 85 residential occupied units. There are currently 2 remaining units left, both are vacant and will remain vacant until they are sold.
 - (f) In the attempt to increase more affordable housing in the City of Lowell, LHA plans to pursue additional project-based units by collaborating with private owners within the Lowell community.

2. Preserving affordable housing by achieving the following:
 - a) As part of LHA's ongoing Capital Plan, we will continue to address aging infrastructure, including roofs, elevators, underground pipes/electrical conduit, and other major building systems.
 - b) LHA plans to implement energy efficient and conservation tools that include networked geothermal heating and cooling systems, microgrids, that are part of an electrification program (removing local natural gas systems), electric vehicles, and building envelope security. Multiple government agencies are releasing grant funds for such programs, including EPA, HUD, U.S. DOE, and U.S. Treasury Tax incentives that government agencies may apply for and though counterintuitive, must nonetheless file a tax return to apply. LHA plans to enter into a feasibility study contract to identify building upgrade goals consistent with the new funding sources.
 - c) The LHA plans to take full advantage of HUD's climate resilience grant fund. Our 5-year plan includes the following, but not limited to:

- a.) Clean backup power.
 - b.) Floodproofing.
 - c.) Subsurface stormwater storage.
 - d.) Wind and impact resistant windows.
 - e.) Rainwater/greywater collection systems.
 - f.) Fire resistant roof, windows & fencing.
3. As opportunities arise, LHA will federalize State Public Housing developments up to twenty (20) units under the Faircloth Amendment.

Goal #2: Modify Management Priorities

1. LHA will provide ongoing training for management/facilities staff of any updated HUD regulations, including the new HOTMA regulations, NSPIRE inspection and Fair Housing Section 504 and FHA Compliance.
2. LHA plans to establish an on-line housing/section 8 resident portal for public use.
3. Expand grant writing and apply for additional funding from various sources to continue sustainability of the agency.
4. Continue to recruit and hire qualified minority applicants to expand diversity within the agency.
5. LHA plans to expand the Family Self-Sufficiency (FSS) program participant number to 80.
6. LHA plans to increase the Section 8 homeownership program, up to 30+ participants within the next 5 years.
7. LHA plans to request more VASH vouchers from the local Veteran Affairs Medical Center to provide affordable housing for our veterans within the community.
8. Any existing PBV HAP contract, including a contract entered prior to April 18, 2017, may be amended to add units by mutual agreement of the PHA and owner without competitive selection. This is subject to all PVB requirements including those requirements described in Attachment J of PIH 2017-21. See Attachment J. of PIH 2017-21. See Attachment J.

Goal #3: Resident/Participant Services Expansion/Communication Enhancements

1. LHA is establishing a Resident Service Division that provides additional services for our residents in public housing, as well as Section 8 program participants.
2. Create and set-aside Housing Choice Vouchers for Public Housing residents participating in the Family Self-Sufficiency (FSS) Program and ready for homeownership.
3. Collaborate with area non-profits organizations to identify additional services suitable for our resident/program participants to advance in becoming self-sufficient.
4. LHA has developed a new ADA compliant website designed to enhance service quality and increase resident and potential applicant accessibility.

Goal #4: Seeking additional funding from the City of Lowell to develop & preserve affordable housing within the city.

As mandated by HUD, the Lowell Housing Authority's 5-year plan must be consistent with the City of Lowell's consolidated plan. To achieve this goal, the LHA will seek additional city funding to develop & preserve affordable housing within the city.

Examination of LHA Programs

1. The LHA has an Emergency Transfer Preference for victims of domestic violence and victims of civil rights violations. In addition, the LHA established an applicant preference for victims of domestic violence.
2. On an annual basis, the LHA invites all residents to participate in Resident Advisory Board Meetings.
3. The LHA currently has a contract with a translation agency to provide interpretation services to applicants and residents who do not speak English. Program documents and policies are translated into Spanish and Khmer with interpreters available at residential meetings.
4. The LHA provides Fair Housing information to new Housing Choice Voucher program participants and new Public Housing residents during orientation. A copy of the Civil Rights Policy is provided to new Public Housing residents at the time of orientation.

5. The LHA established Fair Housing Training on a regular basis for management and facility staff.
6. The LHA established Safety training on a regular basis for management and facility staff.
7. Depending upon the de-concentration data, the LHA may on a quarterly or annual basis, conduct a de-concentration analysis, and when necessary, will implement the skipping technique to ensure households with incomes below or above the combined average will be given first preference for vacancy at each respective development.
8. To promote a safe living environment, new surveillance systems and access door locking systems are being installed.
9. The LHA seeks bilingual applicants, with an understanding of the cultural barriers of the residents we serve, to fill vacant positions within the agency.
10. The LHA continues to reserve and set-aside 5 Housing Choice Vouchers to be provided to Public Housing Family Self Sufficiency participants who is interested in pursuing homeownership.
11. With the award of the ROSS Grant and State funding, the LHA has been able to hire three Resident Coordinators to deal with multiple resident issues related to rental payments, mental health, and substance abuse throughout our developments.
12. The Authority established a Memorandum of Understanding with the City of Lowell to fund a full-time police officer who will monitor LHA developments.
13. The Lowell Housing Authority Executive Director and Team serve on the City of Lowell's Housing Task Force Committee.
14. The Authority established a Memorandum of Understanding with Lowell Public Schools McKinney-Vento Department and will attend partnership meetings to conduct workshops related to housing stability and provide families with public housing resources including, information related to housing choice voucher and/ or public housing application process, when applicable.
15. To align Lowell housing Authority with the new HUD and HOTMA regulations LHA provides all management and Leasing and Occupancy employees with 3+ hours of free Fair Housing Accessibility Requirements Training and Fair Housing Section 504 and FHA Compliance Admissions and Occupancy training. Training is also being added as part of the onboarding/orientation process for new hires.

Fair Housing Analysis

The Lowell Housing Authority (LHA) has reviewed the admission policies and procedures to ensure equal access to housing programs by all applicants to ensure that discrimination of protected classes does not occur. The LHA does not discriminate because of race, color, sex, religion, familial status, age, disability, national origin and does not use any of these factors to:

1. Deny any family the opportunity to apply for housing, nor deny any qualified applicant the opportunity to participate in any housing program administered by the Lowell Housing Authority.
2. Provide housing that is different from that provided to others.
3. Subject anyone to segregation or disparate treatment.
4. Restrict anyone the access to any benefit enjoyed by others in connection with housing programs.
5. Treat a person differently in determining eligibility or other requirements for admission.
6. Steer an applicant or tenant toward or away from a particular area based on these factors.
7. Deny anyone access to the same level of services received.
8. Deny anyone the opportunity or right to participate in a planning or advisory group that is an integral part of the housing program.
9. Discriminate in the provisions of residential real estate transactions.
10. Discriminate against someone because they are related to or associated with a member of a protected class.
11. Publish or cause to be published, an advertisement or notice indicating the availability of housing that prefers or excludes person(s) who are members of a protected class.

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: _____ Lowell Housing Authority _____ PHA Code: _____ MA001 _____</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2025</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 1613 Number of Housing Choice Vouchers (HCVs) 1405 Total Combined Units/Vouchers 3018</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs (attachment B.1a) <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. (attachment B.1b) <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. (attachment B.1c) <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See attachments B.1a for Housing Needs See attachment B.1c for Financial Resources See attachment B.1d Violence Against Women (VAWA)</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See attachments B.1b for Deconcentration</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Mixed Finance Modernization or Development: Creation of a mixed-use development on the Merrimack St. Corridor through the non-profit Revitalization Effort Toward New Urbanism (RENU). The Lowell housing Authority (LHA) plans to build up to one-hundred-eighteen (118) units of affordable housing. Sixty (60) units will be set aside for PBV. Twenty (20) VASH, and up to twenty-five (25) Faircloth to RAD.</p> <p>Demolition and/or Disposition: LHA plans to surplus the non-resident federal land of 0.5 acres, located on 39 Quimby St. for development of new affordable housing.</p> <p>Project-Based Vouchers: LHA plans to amend the Section 8 project based administrative plan, allowing the PHA and the owner to add units by mutual agreement without competitive selection as described in PIH 2027-21. LHA plans to solicit 16 project-based units within the city of Lowell.</p>

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See attachment B.3</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Attachment B.4</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(1) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(2) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>See Attachments: (C.1a) Resident Advisory Board (RAB Public Notice (C.1b) RAB Agenda (C.1c) RAB Minutes (C.1d) RAB Attendance RAB Resident Comments N/A</p> <p>3) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachments C.2</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. FILE IN ANNUAL REPORT 2025 FOLDER</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>iii. Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> Pending</p>

If yes, include Challenged Elements.

C.5 Troubled PHA.
 (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?
 Y N N/A

(b) If yes, please describe:

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).
 Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

Fair Housing
 GOAL #1

Increasing and Preserving Affordable Housing:
 See attachment (D.1)
 a). Increasing
 b). Preserving

Fair Housing Goal:

	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Fair Housing GOAL #2</p> <p>Modify Expand Management Priorities See attachment (D.1)</p>
	<p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Fair Housing GOAL #3</p> <p>Resident/Participant Services Expansion/Communication Enhancements See attachment (D.1)</p> <p>GOAL #4 Seeking additional funding from the City of Lowell to develop & preserve affordable housing within the city. (D.1)</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has

submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and 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. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR §903.7(m)) 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. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State 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. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

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 Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. ([24 CFR §903.7\(i\)\(C\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received 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>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) ([24 CFR 903.7\(b\)](#))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) ([24 CFR 903.7\(b\)](#))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). ([24 CFR §903.7\(e\)](#))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 05/08/2024."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair

housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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 thereunder 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.

ATTACHMENT (B.1a)

Statement of Housing Needs

Our mission in the Lowell Housing Authority is to provide safe, decent, and sanitary affordable housing for the residents of Lowell. To achieve this goal, the LHA met with city officials, and reviewed the City's Consolidated Plan identifying challenges: such as cost and rent burden, and housing affordability affecting the low-income households surrounding our community.

The challenges present a significant concern affecting the low-income population, which also include Black, Hispanic, and Asian/Other non-Hispanic households. These groups are moderately to severely cost and rent-burdened, paying an average of 30-50% or more of their income on housing. Consequently, low-income population allocates a substantial portion of their income to rent, which restricts their ability to afford essentials such as food, healthcare, clothing, and transportation necessary for survival in an inflated economy.

To bridge the gap between rent and cost burdens for low-income households, the Lowell Housing Authority's focus is to improve housing affordability and stability. To achieve this, LHA is developing Housing Strategies to comply with (HUD) rules, regulations, and guidelines that aim to end the affordable and disparity housing crisis in the City of Lowell.

1. Increasing affordable housing by achieving the following:
 - (a) Creation of a mixed-use development on the Merrimack St. Corridor through the non-profit Revitalization Effort Toward New Urbanism (RENU). The Lowell Housing Authority (LHA) plans to develop one hundred eighteen (118) units of affordable housing within the next five (5) years.
 - (b) The Lowell Housing Authority plans to complete the Rivers Edge on the Concord Development, by constructing up to thirty-two (32) 3-bedroom condominium homeownership units, to be sold to families with an income between 80-100% AMI.
 - (c) Revitalization of the Hadley House, a historic home in which the LHA intends to establish a supportive housing program for Veterans. LHA is pursuing the land title, currently pending the Department of Conservation and Recreation (DCR) approval. Once approved, LHA will comply with Chapter 37 review to determine the structural integrity.
 - (d) LHA plans to surplus the non-resident federal land of 0.5 acres, located on 39 Quimby St. for development of new affordable housing.
 - (e) LHA has completed the relocation of 85 residential occupied units. There are currently 2 remaining units left, both are vacant and will remain vacant until they are sold.
 - (f) In the attempt to increase more affordable housing in the City of Lowell, LHA plans to pursue additional project-based units by collaborating with private owners within the Lowell community.

2. Preserving affordable housing by achieving the following:
 - (a) As part of LHA's ongoing Capital Plan, we will continue to address aging infrastructure, including roofs, elevators, underground pipes/electrical conduit, and other major building systems.
 - (b) LHA plans to implement energy efficient and conservation tools that include networked geothermal heating and cooling systems, microgrids, that are part of an electrification program (removing local natural gas systems), electric vehicles, and building envelope security. Multiple government agencies are releasing grant funds for such programs, including EPA, HUD, U.S. DOE, and U.S. Treasury Tax incentives that government agencies may apply for and though counterintuitive, must nonetheless file a tax return to apply. LHA plans to enter into a feasibility study contract to identify building upgrade goals consistent with the new funding sources.

- (c) The LHA plans to take full advantage of HUD's climate resilience grant fund. Our 5-year plan includes the following, but not limited to:
 - a.) Clean backup power.
 - b.) Floodproofing.
 - c.) Subsurface stormwater storage.
 - d.) Wind and impact resistant windows.
 - e.) Rainwater/greywater collection systems.
 - f.) Fire resistant roof, windows & fencing.
3. As opportunities arise, LHA will federalize State Public Housing developments up to twenty (20) units under the Faircloth Amendment.

Modify Management Priorities

1. LHA will provide ongoing training for management/facilities staff of any updated HUD regulations, including the new HOTMA regulations, NSPIRE inspection and Fair Housing Section 504 and FHA Compliance.
2. LHA plans to establish an on-line housing/section 8 resident portal for public use.
3. Expand grant writing and apply for additional funding from various sources to continue sustainability of the agency.
4. Continue to recruit and hire qualified minority applicants to expand diversity within the agency.
5. LHA plans to expand the Family Self-Sufficiency (FSS) program participant number to 80.
6. LHA plans to increase the Section 8 homeownership program, up to 30+ participants within the next 5 years.
7. LHA plans to request more VASH vouchers from the local Veteran Affairs Medical Center to provide affordable housing for our veterans within the community.
8. Any existing PBV HAP contract, including a contract entered prior to April 18, 2017, may be amended to add units by mutual agreement of the PHA and owner without competitive selection. This is subject to all PVB requirements including those requirements described in Attachment J of PIH 2017-21. See Attachment J. of PIH 2017-21.

Seeking additional funding from the City of Lowell to develop & preserve affordable housing within the city.

As required by HUD, The Lowell Housing Authority's 5-year plan must be consistent with the City of Lowell's consolidated plan. To achieve this goal, the LHA will seek additional city funding to develop & preserve affordable housing within the city.

Examination of LHA Programs

1. The Lowell Housing Authority Executive Director and Team serve on the City of Lowell's Housing Task Force Committee.
2. The Authority established a Memorandum of Understanding with Lowell Public Schools McKinney-Vento Department and will attend partnership meetings to conduct workshops related to housing stability and provide families with public housing resources including, information related to housing choice voucher and/ or public housing application process, when applicable.

ATTACHMENT (B.1b)

DECONCENTRATION ANALYSIS AND ADMISSIONS POLICY FOR DE-CONCENTRATION

Deconcentration Analysis April, 2024

Site	Average			Avg Income Per Development	Does LHA Develop Fall b/w Ranges
	Actual Same units Average	85% of PHA Wide Avg Income (Avg x .85)	115% of PHA Wide Avg Income (Avg x 1.15)		
MA 1-1	24,955	21,212	28,699	23,597	YES
MA 1-2 / 1-17	24,955	21,212	28,699	29,068	NO
MA 1-7	24,955	21,212	28,699	30,808	NO
MA 1-12	24,955	21,212	28,699	17,772	NO
MA 1-14	24,955	0	0	0	NO

MA 1-2 / 1-17	Average falls above range by \$ 369
MA 1-7	Average falls above range by \$ 2,109
MA 1-14	Average falls above range by \$ 3,440

The Lowell Housing Authority (LHA) has reviewed the Deconcentration Analysis. MA 1-2/1-17, MA 1-12 and MA 1-7 exceeded 115% of the PHA Wide Average Income. There have been thirteen (13) vacancies since March 1, 2023. Among these nine (9) units have been filled with families with income below 30% of Area Median Income (AMI), Eight (8) families were below the 30% of AMI, and four (4) units have been filled with families with income below the 50% of AMI.

There were no vacancies at the MA 1-2 development. Due to a reduction in the household income within the development, MA 1-12 falls below 85% of the PHA Wide Average Income.

MA 1-14 has one (1) building that is in the process of being sold. This building is vacant and will remain so until it is sold.

The Authority will use the skipping technique to ensure households with incomes below the combined average will be given first preference for vacancies at MA 1-2/1-17 and MA 1-7, and households with incomes above the combined average or between 50% - 80% of AMI will be given the first preference for vacancies at MA 1-12.

The LHA will monitor our progress in addressing deconcentration on a quarterly basis.

The following is an extract from the Low Rent Public Housing Administrative Plan, approved by the Board on July 11th, 2007 which applies to this issue:

Policies on Selection and Admission of Applicants from Waiting List

Subsequent to verification of the information provided in the full application, LHA will group the applications into two tiers.

Tier 1 will include all applicants with incomes that do not exceed 30 % of median income for the Lowell area (NOTE: Families in this income category are termed Extremely Low-Income (ELI) families).

Tier 2 will include all applicants with incomes that exceed 30 % of median income but do not exceed 80 % of median income for the area (Such families are termed Low-Income Families).

Within each tier, families with local preferences will be listed first. Those preference-holders meeting the ranking preference described in Chapter 4.5 will be filed first by earliest date of pre-application, followed by preference-holders not meeting the ranking preference ordered by earliest date of pre- application.

In order to assure that the statutory income-targeting requirement that “not less than 40 % of the families admitted to a PHA’s LRP program during the PHA fiscal year from the PHA waiting list be ELI families”, 4 of the initial 10 referrals to briefings shall be families on the waiting list who are Tier I families and 6 of the initial 10 referrals to briefings shall be Tier 2 families that are preference- holders. If there is not a sufficient number of Tier 2 preference-holders, one or more of the referrals which were to be initially Tier 2 families will Tier I preference-holders.

In addition, if the agency’s deconcentration analysis indicates that there are any developments which require targeted selection of below average or above average income families then a further tiering of applications will be done.

Tier 3 will include all covered applicants whose incomes are less than 85% of the average income of all covered families.

Tier 4 will include all covered applicants whose incomes are more than 115% of the average income of all covered families.

As units become available for any covered development under the deconcentration analysis, then in addition to the targeting tiers and procedures, skipping will be applied to admit only those applicants who are also in Tier 3 or Tier 4 as may be required.

DECONCENTRATION OF POVERTY ADJUSTMENT FACTOR CALCULATION

Deconcentration Analysis

April 4, 2024

PHA total	BDR			BR Adj		Actual Same units	New Actual Same units
	#	#	Factor		Factor		
0	16.00	0.70			11.20		
1	211.00	0.85			179.35		
2	309.00	1.00			309.00		
3	166.00	1.25			207.50		
4	29.00	1.40			40.60		
5	4.00	1.61			6.44		
6	4.00	1.82			7.28		
	739.00				761.37	1.03	25.711

Per Tha's MIS Report

	Total Income	HHs	Devel Avg	
Ma 1-1	11,814,758.00	501	23,582.35	
Ma 1-18	498,748.00	18	27,708.22	
AMP 1	12,313,506.00	519	23,725.45	
Ma 1-17	191,779.00	3	63,926.33	1-2 & 1-17 av
Ma 1-2	4,876,493.00	164	29,734.71	30,348.93
Ma 1-7	959,038.00	26	36,886.08	
Ma 1-12	427,954.00	18	23,775.22	
Ma 1-14	-	-	#DIV/0!	
AMP 2	6,455,264.00	211.00	30,593.67	
	18,768,770.00	730.00	25,710.64	

MA 1-1 MA 1-18	BDR			Actual Develp Average	New Average	New Actual Same units Average	%	85%-115% Does LHA Develop Fall b/w Ranges
	#	#	Factor					
0	-	0.70	-					
1	191.00	0.85	162.35					
2	213.00	1.00	213.00					
3	110.00	1.25	137.50					
4	10.00	1.40	14.00					
5	-	1.61	-					
6	-	1.82	-					
	524.00		526.85	1.01	23.725	23.597	24.95	94.56

MA 1-2 & 1-17 Tri Plex	BDR			Actual Develp Average	New Average	New Actual Same units Average	%	85%-115% Does LHA Develop Fall b/w Ranges
	#	#	Factor					
0	16.00	0.70	11.20					
1	19.00	0.85	16.15					
2	82.00	1.00	82.00					
3	38.00	1.25	47.50					
4	14.00	1.40	19.60					
5	-	1.61	-					
6	-	1.82	-					
	169.00		176.45	1.04	30.349	29.086	24.95	116.48

MA 1-7	BDR			Actual Develp Average	New Average	New Actual Same units Average	%	85%-115% Does LHA Develop Fall b/w Ranges
	#	#	Factor					
0	-	0.70	-					
1	1.00	0.85	0.85					
2	10.00	1.00	10.00					
3	9.00	1.25	11.25					
4	3.00	1.40	4.20					
5	3.00	1.61	4.83					
6	-	1.82	-					
	26.00		31.13	1.20	36.886	30.808	24.95	123.45

MA 1-12	BDR			Actual Develp Average	New Average	New Actual Same units Average	%	85%-115% Does LHA Develop Fall b/w Ranges
	#	#	Factor					
0	-	0.70	-					
1	-	0.85	-					
2	4.00	1.00	4.00					
3	8.00	1.25	10.00					
4	2.00	1.40	2.80					
5	-	1.61	-					
6	4.00	1.82	7.28					
	18.00		24.08	1.34	23.775	17.772	24.95	71.22

MA 1-14	BDR			Actual Develp Average	New Average	New Actual Same units Average	%	85%-115% Does LHA Develop Fall b/w Ranges
	#	#	Factor					
0	-	0.70	-					
1	-	0.85	-					
2	-	1.00	-					
3	1.00	1.25	1.25					
4	-	1.40	-					
5	1.00	1.61	1.61					
6	-	1.82	-					
	2.00		2.86	1.43	#DIV/0!	#DIV/0!	24.95	#DIV/0!

ATTACHMENT (B.1c)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)] *Updated for new 2CFR200*

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, indicated 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 2024 grants)		
a) Public Housing Operating Fund	8,699,698	
A. Public Housing Capital Fund	8,247,062	
B. HOPE VI Revitalization	0	
C. HOPE VI Demolition	0	
D. Annual Contributions for Section 8 Tenant-Based Assistance	20,702,869	
E. Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
a) Resident Opportunity and Self-Sufficiency Grants	285,078	
b) Community Development Block Grant	0	
c) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	2,383,311	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income		

Sources	Planned \$	Planned Uses
Federal Low Rent Public Housing	9,198,017	Public Housing Operations
4. Other income (list below)		
Investment Income(Federal)	267,796	Public Housing Operations
Other Income other than rent and interest.	1,201,432	Public Housing Operations
5. Non-federal sources (list below)		
State Low Rent Public Housing including MRVP vouchers	4,724,499	Public Housing Operations
Unrestricted Investment Income (State)	135,291	Public Housing Operations
Total Resources	\$55,845,053	

ATTACHMENT (B-1d)

Violence Against Women (VAWA) Goals

The Lowell Housing Authority Property Management Team, initiate the process of notifying all residents of the established VAWA Policy. Residents are provided with a copy of the Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking, at the time of Resident Orientation. This document has been translated into Spanish and Khmer, for those requiring translation. The Transfer Policy has been amended to provide victims with an Emergency Transfer. In addition, residents are provided with contact information of two agencies in Lowell that provide emergency domestic violence counseling, assistance, and support.

In order to assist victims of domestic violence with access to emergency housing, the Authority established a preference for victims of domestic abuse for Public Housing Programs.

LOWELL HOUSING AUTHORITY EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Emergency Transfers

Lowell Housing Authority (LHA) is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),¹ LHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.² The ability of LHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether LHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that the Low Rent Public Housing Program and the Housing Choice Voucher Program is in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer; the tenant shall notify LHA's management office and submit a written request for a transfer to the Property Manager's Office located at:

North Common Village, 21 Salem Street, Lowell, MA 01854

George Flanagan Development, 580 Chelmsford Street, Lowell, MA 01851

Bishop Markham Village, 198 South Street, Lowell, MA 01852

Dewey Archambault Towers, 657 Merrimack Street, Lowell, MA 01854

For the Housing Choice Voucher Program:

Division of Leased Housing Programs, 350 Moody Street, Lowell, MA 01854

LHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under LHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

LEA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives LHA written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about LHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

LHA cannot guarantee that a transfer request will be approved, or how long it will take to process a transfer request. LHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. LHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If LHA has no safe and available units for which a tenant who needs an emergency is eligible, LHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, LHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is

urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VA WA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Form HUD-5381 (12/2016)

**LOWELL HOUSING AUTHORITY
AREA NON-PROFIT GROUPS PROVIDING SUPPORT
AND ADVOCACY FOR VICTIMS OF DOMESTIC ABUSE**

Alternative House

P.O. Box 2100

Lowell, MA 01851

Hotline Numbers: 1-888-291-6228
 978-454-1436

The Center for Hope and Healing, Inc.

21 George Street, 4th floor

Lowell, MA 01852

Telephone Number: 978-452-7721

ATTACHMENT (B.3)

2020-2024 LHA FIVE-YEAR GOALS PROGRESS MADE IN YEAR 5 (FY 2024) OF THE FIVE-YEAR PLAN

Goals for Year 1 2020-2024	2024
Physical Facilities:	
1. Creation of a mixed-use development on the site of the Mercier Center or other locations within the city through the non-profit Revitalization Effort Toward New Urbanism (RENU). The LHA received approval for the Special Application Center (SAC) of HUD. In August 2018 for the disposition of 87 scattered site units under AMP2. The LHA will dispose of these units in accordance with the directive issued by the SAC at HUD.	<p><i>LHA is in the process of pursuing the mixed used development on the site of the Mercier Center and other locations within the City of Lowell through the non-profit Revitalization Effort Toward New Urbanism (RENU).</i></p> <p><i>To date, LHA has disposed of 85 units, with 2 remaining of the total 87 scattered site units under AMP2. LHA in the process of disposed the remaining 2 units.</i></p>
2. Relocation of residents occupying scattered site units who choose to move to other public housing or lease with a private landlord utilizing a Housing Choice Voucher.	<i>LHA has completed the relocation of 85 resident occupied units. There are currently 2 remaining units left, one is family occupied, one is vacant. Once the 2 remaining units are disposed of, LHA will proceed with relocating the family.</i>
3. Complete housing development at the River's Edge on the Concord.	<i>LHA is currently awaiting legislative amendment approval.</i>
4. As opportunities arise, LHA will federalize State Public Housing developments based on the number of available units under the Faircloth Amendment. The LHA is currently in process of Federalizing 11 units that have been approved by the State and HUD.	<i>LHA is in the process of Federalizing 10 State- aided housing units located at 40-58 Dublin St. LHA has submitted the application to HUD pending completion of HUD review.</i>
5. Establish a comprehensive capital plan to address aging roofs, elevators, and other building systems	<p><i>Roofs, elevators, and other building systems addressed.</i></p> <ul style="list-style-type: none"> <i>(i) Roof replacement at 111 Hildreth Street (MA1-19), Centralville Gardens now started in the FFY2022 budget for design.</i> <i>(j) Roof replacement at South Common Village high rises, esp. 227 Gorham and others. 227 Gorham is budgeted in the new 5-year plan 2025.</i> <i>(k) Multiple phases of almost all roofs at North Common Village. Laura developed a chart of priorities based on Brian Dean's observations. This also includes building envelope weatherproofing: brick pointing, widow replacements, etc.</i> <i>(l) We have an elevator feasibility study that ordered the replacements by priority. Of the 18 elevators, we have replaced: 111 Hildreth St. 43 Summer St</i>

	<p>50 Stackpole St. 227 Gorham St 50 Summer St (2 cars)</p> <p>(m) Next elevators are 183 and 145 Gorham St. and 198 South St. FFY22, 23, 24 and ARPA funding.</p> <p>(n) Elevators at 65 Summer, 130 and 174 South St will follow.</p> <p>(o) We will then start looking at the AMP4 elevators.</p> <p>LHA hired Ameresco to replace boilers, lighting, and air handlers for most federal buildings. LHA is seeking grants to cover those we can't fund by HUD or other means. AMP1 domestic hot water boiler replacements are under contract via CDBG funds and mobilizing in April 2024. LHA also replacing hot water pipes in phases at AMP1, this needs to be done at most developments.</p>
<p>6. Revitalization of the Hadley House, a historic home in which the LHA intends to establish a supportive housing program for Veterans. This is contingent upon the award of site control by the City of Lowell.</p>	<p>The Hadley House is currently located at 719 Broadway St. LHA owns the physical structure; however, the land is owned by the Department of Conservation and Recreation (DCR). LHA is pursuing the land title, currently pending DCR approval. Once approved, LHA will comply with Chapter 37 review to determine the structural integrity.</p>
<p>7. Explore the technology behind, and benefits of, the creation of Smart Buildings for better efficiencies and cost savings.</p>	<p>Facilities Management drive the train when it comes to "Smart Building Technology." It starts with data and that data drives the decision for retrofits, computer operations, training, and maintenance. Centralized or decentralized DDC Controllers (Direct Digital Control) , sensors, software, and the blend of virtual and automated maintenance (such as with building climate technologies), and management team drive dynamic services, and can be responsive to building needs and occupants. These are commonplace in new 21st century schools and hospitals, for example. The cost benefits, if maintained properly, can yield up to 20% maintenance cost reductions.</p>
<p>8. Determine if implementation of the Rental Assistance Demonstration (RAD) Program is feasible for the preservation of public housing properties.</p>	<p>Rental Assistance Demonstration (RAD) Program. After closely evaluating the pros and cons based on the demographic within our community, the LHA reached the conclusion that it would be in the best interest of our residents and the Lowell community to postpone the RAD conversion to a later date. Not to further explore.</p>

Goals for Year 1 2020-2024 Physical Facilities:	2024
9. Research energy programs for the replacement of building systems and structural fixtures for increase energy efficiencies.	<p><i>LHA is moving forward and continuing research for networked geothermal heating/cooling systems, and electrification program (reducing/eliminating natural gas carbon footprint) that is part of the state decarbonization program set for 2050. In a steady path toward this goal, the LHA completed a 20-year photovoltaic net metering credit contract for about 70% of its power supply (7.4MW) in 2014, photovoltaic hot water supply at AMP2 in 2022, and continues with the electrification process at the Faulkner Street apartments. This year, we won a grant for geothermal feasibility for the Merrimack Street Corridor project and applied for \$8M in decarbonization funding for North Common Village in a partnership with the Boston and Chelsea Housing Authorities.</i></p>
10. Revise the Mission Statement to reflect the goals and priorities of the agency.	<p><i>Lowell Housing Authority mission statement has been revised.</i></p> <p><i>The Lowell Housing Authority team, working in partnership with other housing providers, local government, nonprofit organizations, provide quality housing and a variety of social service programs that assist residents in achieving their highest level of self-sufficiency.</i></p>
11. Incorporate data driven decisions making in all areas of the Authority's operation.	<p><i>LHA hired a Data Analyst to prepare reports necessary for management utilization and decision making.</i></p>
12. Increase the use of technology among all staff members for secure information storage and streamlining of administrative processes.	<p><i>LHA implemented the use of mobile devices to implement administrative processes for work orders, inspections, digitizing applications, resident files, resident certifications, and other documents. Leasing department and waitlist is now completed.</i></p>
13. Update maintenance procedures for a more efficient operation and explore possible outsourcing of work through privatization.	<p><i>The LHA has implemented a mobile work order process whereby maintenance staff in the field can initiate or receive a work order utilizing an electronic device. The LHA has moved to SMART technology. All new maintenance staff are trained on the new mobile work order app. The LHA has established contracts for plumbing work that is requested after normal business hours. The LHA is looking to outsource unit turnovers in buildings where elevators are being replaced.</i></p>

Goals for Year 1 2020-2024 Management Operations:	2024
14. Restructure the Organizational Chart and update job descriptions and the Personnel policy to reflect the Authority/s needs.	<i>LHA reorganized the agency with a new organization chart and job descriptions according to the needs of the agency.</i>
15. Continue the rebranding efforts of the agency. This will include increasing staff participation on local non-profit boards and expanding social media efforts to reach new stakeholders, residents, and the general public.	<p><i>LHA has completed its rebranding efforts, that include renaming developments, creation of a new logo, and signage throughout all the developments and LHA vehicles.</i></p> <p><i>LHA encourages all employees to get involved with local Non-Profit organizations. Several LHA employees have been appointed to local Non-Profit Organization Boards including the City of Lowell Zoning Board of Appeals, Greater Lowell Food Pantry, Cambodian Mutual Assistance Association, Common Ground Development, Red Cross Board of Directors, Pawtucketville Citizens Board Council, Meghan's House, Kaitlyn Kazanjian Foundation, and the City of Lowell Parks and Conservation Trust.</i></p> <p><i>LHA has also created a new Resident Services/Communications Director position. The Resident Service/Communications Director is also a Board Member for the local Non-Profit Alliance, which is made up of several area non-profit organizations. The Resident Service/Communications Director working with other LHA staff, is designing a new website and increasing our social media presence in an effort to expand outreach to residents, stakeholders, and the general public.</i></p>
16. Expand grant writing efforts for the sustainability of the agency.	<i>The Authority continuously seeks out grant opportunities. We have contracted with a third party for grant writing services. In addition, we are working with the City of Lowell to identify and apply for additional funding. We also work closely with Executive Office of Housing and Livable Communities (EOHLC) to identify additional grant opportunities.</i>
17. Improve job performance at all levels and holding staff accountable for inadequate performance output. Increase resident accountability through increased communication and better lease enforcement.	<i>LHA Human Resources department, developed in 2023, has been established to oversee various aspects of the employment process, including recruitment, interviewing job applicants and placement of newly hired workers. The department also handles compensation, benefits, training,</i>

	<i>and employee relations that also includes performance disciplinary actions.</i>
Goals for Year 1 2020-2024 Management Operations:	2024
18. Continue to recruit and hire qualified minority applicants to expand diversity within the agency.	<p><i>2022 - LHA hired a total of Nine (9) qualified employees. Seven (7) were minorities and included Four (4) Females: Three (3) were Hispanic, Two (2) were Black and Two (2) were of Asian descent.</i></p> <p><i>LHA had a need to advertise for a new Executive Director to take office in 2023. A total of 229 applicants applied through 7 different advertisements/online sources. The top Three (3) candidates were all minorities (1 Black, 1 Asian and 1 Hispanic/Female), all 3 were interviewed in public and asked identical questions in the interview process.</i></p> <p><i>2023 - LHA hired a total of Sixteen (16) qualified employees. Again, seven (7) were minorities and included Four (4) Females: Four (4) were Hispanic and Three (3) were Asian. In addition, LHA promoted Seven (7) employees (Four (4) were Female) of which Three (3) were Asian and One (1) was Black.</i></p> <p><i>LHA Board of Directors and HUD approved a five-year contract awarded to our highly qualified new ED who is of Asian descent.</i></p> <p><i>2024 - To date (January 2024 – March 2024) LHA has hired Four (4) qualified employees including Two (2) Females: Two (2) are Hispanic. In addition, LHA promoted Five (5) employees(all 5 are females) of which Two (2) are Hispanic and One (1) is Asian.</i></p>
19. Expand and monitor staff development to increase productivity and ensure compliance with program regulations.	<i>To improve and increase productivity and compliance, LHA provides staff with on-the-job training, online training. MUST name training. OSHA, Rent calculation etc. Donna to list.</i>
Goals for Year 1 2020-2024 Client Services	2024
20. Create a set-aside of housing Choice Vouchers for Public Housing residents graduating out of the Family Self-Sufficiency Program and ready for homeownership.	<i>LHA set 5 vouchers aside for any public housing resident who participated in Self-Sufficiency Programs that allows them to pursue homeownership. Participants must graduate from programs.</i>
21. Establish definitive protocols for communication information to applicants/residents in order to provide better customer service.	<i>LHA is in the final stage of completing a new robust website, designed with ease of use for applicants/residents/employees. The site will be ADA compliant. The updated navigation will include a search mechanism with an improved layout, forms, downloads</i>

	<i>and contact information for customer service. Also include will be an alert banner for emergencies purposes accessible on all devices.</i>
Goals for Year 1 2020-2024 Client Services	2024
22. Collaborate with area non-profits in the development of programs and activities for resident youth advancement.	<i>LHA has successfully collaborated with non-profit organizations to expand the services for our residents and program participants. This includes working with MassHire for job training and employment opportunities, Alternative House Agency for women facing domestic violence, Merrimack valley food bank to help feed those in need. Merrimack housing partnership.</i>

ATTACHMENT (B.4)

HUD Approved 5-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 05/08/2024 Approved By: POPE, TALITHA

Part I: Summary		Locality (City/County & State)				
PHA Name : Lowell Housing Authority		<input type="checkbox"/> Original 5-Year Plan				
PHA Number: MA001		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	CITY VIEW TOWERS (MA001000004)	\$6,970,110.00	\$469,692.00	\$968,073.00	\$1,057,511.00	\$1,024,630.00
	HIGHLAND PARKWAY (MA001000002)	\$2,700,000.00	\$1,110,386.00	\$779,916.00	\$739,000.00	
	SOUTH COMMON VILLAGE (MA001000003)	\$1,099,337.00	\$1,477,985.00	\$1,777,412.00	\$1,183,929.00	\$2,502,003.00
	NORTH COMMON VILLAGE (MA001000001)		\$1,321,585.00	\$854,247.00	\$1,399,208.00	\$853,015.00
	AUTHORITY-WIDE	\$1,876,992.00	\$1,876,992.00	\$1,876,992.00	\$1,876,992.00	\$1,876,992.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0157	CITY VIEW TOWERS (MA001000004)	Electrical, Mechanical & Fire Alarm and Suppression Infrastructure Replacements. Other utility and infrastructure such as domestic hot water, elevator, electrical bus, low voltage communication telecommunications and security connections and other upgrades as necessary affecting 189 residential units, housing authority executive offices, property manager office and common areas. Resident relocation expenses, design services and F.A.L. are included.		\$6,970,110.00
ID0160	Copy of City View Towers Electrical, Mechanical & Fire Alarm Replacements(Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers, Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Construction - Mechanical(1480)-Central Boiler)		\$4,399,337.00	

ID0115	(1480)-Open Environmental Hazards - Vapors/Non-Dwelling Interior (1480)-Open/Dwelling Unit-Interior	multi-common area labette and exterior areas. Annual expenses are needed for unit, agencies or open interior dwelling interiors and non-dwelling interiors (common areas, offices) and laboratory, repair, replacement and monitoring of repairs continuing instruction for		280,000.00
	SOUTH COMMON AILTYGE (WV001000003)			21,000,321.00
ID0080	Administration/Administration (1110)-21ures' Administration (1110)-21ures'	communications and IT expenditures. This item includes signs, panels, training, research, travel, office supplies, Administrative overhead 10%		2652,004.00
ID0020	Observation/Observations (1400)	Public Housing Observations		21,521,328.00
	VULNERILY-WIDE (VWVW2D)			21,816,005.00
ID0101	Roof Replacement/Dwelling Unit-Exterior (1480)-Roofs	10' 8" 100 SL roof, cedar gables and water gables at 4' floor, painting containing 21 units at 1- EBDM Roof, Replacement - Roof, multiple levels and water. Install new EBDM		2000,000.00

Interior (1480)-Humping
 Vases/Non-Dwelling Interior (1480)-Vapors/Non-Dwelling Interior (1480)-Open/Non-Dwelling
 (1480)-Door/Non-Dwelling Interior (1480)-Electrical/Non-Dwelling Interior (1480)-1-amp/2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Work Statement for Year 1 5053				
Part II: Subpoing pages - Physical Needs Work Statements (2)				

Capital Fund Program - Five-Year Action Plan

05385053
 5211-0534
 Office of Public and Indian Housing
 U.S. Department of Housing and Urban Development

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0121	Kitchen and Bath Modernization (Force Account)/Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) HIGHLAND PARKWAY (MAX001000002)	Kitchen & Bath Modernization; Phase 1. Asbestos & lead abatement as needed, Appliances, Bathroom Counters and Sinks, Bathroom & Kitchen Flooring (non-cyclical, non-routine), Commodos (toilets), Electrical wiring upgrades, Interior Doors, Interior Paint, kitchen Cabinets, Kitchen Sinks and Faucets, Plumbing, Tubs & Showers.		\$1,019,337.00
				\$2,700,000.00
ID0134	Electrical Redistribution(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Electrical redistribution; panels, breakers, transformers, lighting upgrades. Nine buildings affected.		\$2,700,000.00
	Subtotal of Estimated Cost			\$12,646,439.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARKWAY (MA001000002)			\$1,110,386.00
ID0021	Site Improvements - Force Account(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Copy of Electrical Redistribution(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Site Upgrades, Paving & Walkways. Site Improvements: Fencing, pedestrian paving/sidewalks, parking/paving, sealcoat, striping, drainage, lighting, landscaping, stairs, railings and security cameras. 1 walk and 1 parking area at two sites MA 1-2 & MA 1-7. FAL.		\$62,500.00
ID0163	Copy of Electrical Redistribution(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Electrical redistribution; panels, breakers, transformers, lighting upgrades. Nine buildings affected.		\$1,047,886.00
	SOUTH COMMON VILLAGE (MA001000003)			\$1,477,985.00
ID0050	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding)	EPDM (rubber), asbestos test. Add roof drain. Approximately 6,000 sf.		\$368,931.00
ID0093	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator)	Elevator Upgrade. Car repair, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$737,500.00
ID0131	Pipe Infrastructure (Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Heat, water, sewer, gas, chase repairs (FAL)		\$291,554.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0162	Environmental Hazards - Asbestos(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Inspection, testing, abatement, and monitoring of asbestos containing material for interior dwelling interiors and non-dwelling interiors (common areas, offices), and any exterior areas. Annual allowance as needed for unit vacancies or other unit/common area repairs.		\$80,000.00	
	CITY VIEW TOWERS (MA001000004)			\$469,692.00	
ID0055	Fire Suppression-Sprinkler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Plumbing and fire alarm upgrades for elevators, stairwells, apartments, basement & common areas. Four developments MA 1-5, 1-6, 1-11, 1-19.		\$63,442.00	
ID0058	Exterior Doors, Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows)	Replace windows, double sash, fiberglass or vinyl windows, aluminum/steel doors w/electric openers as needed per MAAB. All glazing stretch energy code compliant windows. Paint and caulking. (FAL), MA 1-19.		\$250,000.00	
ID0073	Emergency Generator (Non-Dwelling Construction - Mechanical (1480)-Generator)	Electrical, pipefitting-gas 1-19		\$156,250.00	
	NORTH COMMON VILLAGE (MA001000001)			\$1,321,585.00	
ID0065	Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Windows)	Window Replacements (FAL*) (Phase 2). Asbestos contained in window caulking requires ACM caulk remediation. Energy star/Stretch Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Preparation and painting frames, panning. Multiple sizes. 240 windows affecting approximately 48 units.		\$439,585.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0113	NCV - Roof Replacements (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Roof replacements, overhangs, gutters, downspouts, tuckpointing, Hancock, Garin & Common Ave, Lewis, O'Brien & Conlon Terrace.		\$882,000.00	
	AUTHORITY-WIDE (NAWASD)			\$1,876,992.00	
ID0097	Operations(Operations (1406))	Public Housing Operations		\$1,251,328.00	
ID0098	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$625,664.00	
	Subtotal of Estimated Cost			\$6,256,640.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	SOUTH COMMON VILLAGE (MA001000003)			\$1,777,412.00	
ID0049	Fire Suppression, Plumbing and Drainage Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Fire Suppression, Plumbing/Drainage Upgrades. Waterworks (Standpipes, fire sprinklers) A/E incl. feasibility & design costs.		\$20,629.00	
ID0062	Fire Sprinkler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Install new standpipes and fire suppression sprinklers in one building affecting 47-55 units.		\$20,000.00	
ID0100	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator)	Elevator Upgrades. Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$678,306.00	
ID0101	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator)	Elevator Upgrades. Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$511,697.00	
ID0102	Elevator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator)	Elevator Upgrades Car repairs, replacement, panel replacement, fire protection, controls, mechanical repairs & finishes. One building.		\$466,780.00	
ID0114	Environmental Hazards - Asbestos(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Inspection, testing, abatement, and monitoring of asbestos containing material for interior dwelling interiors and non-dwelling interiors (common areas, offices), and any exterior areas. Annual allowance as needed for unit vacancies or other unit/common area repairs.		\$80,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	CITY VIEW TOWERS (MA001000004) Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernizations 1-11 (Phase 5). Asbestos & lead abatement as needed, appliances, bathroom counters and sinks, both & kitchen flooring, commodes (toilets), electrical wiring upgrades, interior paint, kitchen cabinets, faucets, plumbing, tubs & showers. (FAL*)		\$968,073.00
ID0087	Site Work - Parking (Force Account)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Seal Coat)	Parking, asphalt paving, pedestrian paving, sealcoat, granite curbs, 6.316 sf plus curbs. FAL.		\$173,433.00
ID0136	Concrete Paving Parking Lot (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Stripping)	Concrete paving, parking lot, pedestrian paving, sealcoat approximately 36 parking spots. Roadway paving 3.5" thick pavement, 10" crushed stone, 24" wide. 1,240 LF. FAL.		\$274,629.00
	NORTH COMMON VILLAGE (MA001000001)			\$854,247.00
ID0081	Demolition & hardscape - Force Account (Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Other)	Masonry wall and concrete stairs. Accessibility, walkways, ramps, & landscape. (FAL)		\$156,250.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 3 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0115	NCV - Roof Replacements (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Roof replacements, Gable end repairs, overhangs, gutters. Adams St.		\$450,000.00	
ID0116	Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Windows)	Window Replacements (FAL*) (Phase 2). Asbestos contained in window caulking requires ACM caulk remediation. Energy star/Stretch Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Preparation and painting frames, panning. Multiple sizes. 240 windows affecting approximately 48 units.		\$247,997.00	
	HIGHLAND PARKWAY (MA001000002)			\$779,916.00	
ID0094	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Kitchen & Bath Modernizations: Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodos, Electrical, Flooring (non-routine) Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing, Tubs and Remove window from shower surround as needed, Showers, siding, tuck pointing, windows, exterior doors, storm doors. (FAL*) Phase 9 12 Units		\$384,000.00	
ID0135	Pipe Infrastructure (Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Heat, water, sewer, gas, chase repairs (FAL)		\$395,916.00	
	AUTHORITY-WIDE (NA WASD)			\$1,876,992.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0119	Operations(Operations (1406))	Public Housing Operations		\$1,251,328.00
ID0120	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$625,664.00
	Subtotal of Estimated Cost			\$6,256,640.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND PARKWAY (MA001000002)			\$739,000.00
ID0107	Kitchen & Bath Modernizations - Force Account(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Sliding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) SOUTH COMMON VILLAGE (MA001000003)	Appliances, Bathroom Counters and Sinks, Bathroom Flooring (non-cyclical), Call-for-Aid Systems, Commodes, Electrical, Flooring (non-routine), Interior Doors, Interior Painting (non-routine), Kitchen Cabinets, Kitchen Sinks and Faucets, Mechanical, Other, Plumbing,Tubs and Remove window from shower surround as needed, Showers, Siding, Tuck Pointing, Windows, Exterior Doors, Storm Doors. Phase 10. 1 Building 6 units. (Mod only)(FAL*)		\$739,000.00
ID0118	Environmental Hazards - A abestos(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Mechanical)	Inspection, testing, abatement, and monitoring of asbestos containing material for interior dwelling interiors and non-dwelling interiors (common areas, offices), and any exterior areas. Annual allowance as needed for unit vacancies or other unit/common area repairs.		\$80,000.00
ID0124	SCV - Interior Finishes - Force Account(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas)	Hallways, Laundry Rooms, Common & Stair Area. Non-routine patching and painting of walls & ceilings repairs and paint, trim flooring. FAL		\$350,000.00
ID0125	Emergency Exit/ Basement Door Replacements(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Doors)	Emergency Exit/Basement Doors Replacement w/ Sensor Lights in Stairwells, Security. Electrical. Doors. Stairwells - Fire Escapes		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Windows)	Double sash, fiberglass or vinyl windows, All glazing IECC energy code compliant windows. 1-4, FAL.		\$125,000.00
ID0138	Elevator Code Compliance Upgrades(Non-Dwelling Construction - Mechanical (1480)-Elevator, Non-Dwelling Construction - Mechanical (1480)-Generator, Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Elevator code upgrades, Fire call systems		\$37,500.00
ID0140	Hazardous Material Testing & mitigation (Non-Dwelling Construction - Mechanical (1480)-Other, Non-Dwelling Interior (1480)-Mechanical)	Radon testing & mitigation		\$67,807.00
ID0164	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Interior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernization, Phase 1. Asbestos & lead abatement as needed, Appliances, Bathroom Counters and Sinks, Bathroom & Kitchen Flooring (non-cyclical, non-routine), Commodities (toilets), Electrical wiring upgrades, Interior Doors, Interior Paint, kitchen Cabinets, Kitchen Sinks and Faucets, Plumbing, Tubs & Showers.		\$473,622.00
	NORTH COMMON VILLAGE (NA001000001)			\$1,399,208.00
ID0122	NCV - Roof Replacements (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Outlets - Downspouts, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Roof replacements, Gable end repairs, overhangs, gutters, Fenwick Terrace & Suffolk St.		\$882,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0123	Window Replacements (Force Account)(Dwelling Unit-Exterior (1480)-Windows)	Window Replacements (FAL*) (Phase 2). Asbestos contained in window caulking requires ACM caulk remediation. Energy star/Stretch Energy Code compliant glazing, double-sash vinyl or fiberglass frames. Preparation and painting frames, panning. Multiple sizes. 240 windows affecting approximately 48 units. (FAL)		\$442,208.00
ID0126	Stairwells - Floor Tread Replacements - Force Account(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	High Rise Building Floor Tread Replacement/Repair (FAL)		\$75,000.00
	CITY VIEW TOWERS (MA001000004)			\$1,057,511.00
ID0129	Kitchen and Bath Modernization (Force Account)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclcat),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen & Bath Modernizations 1-11 (Phase 6). Asbestos & lead abatement as needed, appliances, bathroom counters and sinks, both & kitchen flooring, commodes (toilets), electrical wiring upgrades, interior paint, kitchen cabinets, faucets, plumbing, tubs & showers.(FAL*)		\$520,011.00
ID0137	Pipe Infrastructure (Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Heat, water, sewer, gas, chase repairs (FAL)		\$500,000.00
ID0139	Elevator Code Compliance Upgrades(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke Fire Detection)	Elevator code upgrades, Fire call systems		\$37,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,876,992.00
ID0142	Operations(Operations (1406))	Public Housing Operations		\$1,251,328.00
ID0143	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$625,664.00
	Subtotal of Estimated Cost			\$6,256,640.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH COMMON VILLAGE (MA001000001)			\$853,015.00
ID0141	Pipe Infrastructure (Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Heat, water, sewer, gas, chase repairs		\$156,140.00
ID0144	Unit Renovations - (FAL)Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit Renovations & Modernizations. Kitchen, bath, bedrooms, living room renovations. Paint, caulk, reconfiguration of single BR to 2BR units, non-routine flooring due to reconfigurations. Plumbing & Electrical, tubs, showers, commodes (FAL*) & necessary fire suppression/sprinkler installation. 2 Units		\$65,000.00
ID0145	Interior Stair Drains(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other;Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	NCV- Fenwick Terrace- Interior stair drains CSO/Wastewater utility		\$90,000.00
ID0146	Interior Steel Stairs(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Repair/replace interior steel stairs - Fenwick Terrace - Walk ups		\$140,000.00
ID0147	NCV Windows - (FAL)Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Window frame, sills bucks & panning repair/replacement. Abatement as needed. (walk ups)		\$401,875.00
	SOUTH COMMON VILLAGE (MA001000003)			\$2,502,003.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 5 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0048	Backflow Preventors(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	SCV - Reduced pressure zone (RPZ) backflow preventors		\$272,633.00	
ID0049	Roof Replacement (Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Siding)	SCV - Roof replacement EPDM, approx 6,000 sq ft, elevator penthouse cladding (ACM encapsulation)		\$400,000.00	
ID0050	Electrical Redistribution(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	SCV Electrical redistribution phase 3 - apartment branch circuit, fire alarm upgrades (multiple phases)		\$1,829,370.00	
	CITY VIEW TOWERS (MA001000004)			\$1,024,630.00	
ID0051	Backflow Preventors(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	AMP 4, all buildings, reduced pressure zone (RPZ) backflow preventors		\$200,000.00	
ID0052	Carpet Removal - LVT Tile (FAL)(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Centralville Gardens & Francis common area remove carpet, replace with LVT tile		\$150,000.00	
ID0053	Driveway and Parking Repaving & Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Centralville Gardens drive and parking repaving and striping		\$274,630.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 5 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0154	Emergency Generator Replacements(Non-Dwelling Construction - Mechanical (1480)-Generator)	Emergency generator replacement		\$100,000.00	
ID0155	Security Camera Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	AMP 4 - Centralville Gardens, Belvidere Heights, Francis Gatehouse - security camera upgrades		\$250,000.00	
ID0156	Parking Lot Water Main Replacement(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Fayette St parking lot water main replacement		\$50,000.00	
	AUTHORITY-WIDE (NAWASD)			\$1,876,992.00	
ID0158	Operations(Operations (1406))	Public Housing Operations		\$1,251,328.00	
ID0159	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative overhead 10% Line item includes salary, benefits, training, licensing, travel, office sundries, communications and IT expenditures.		\$625,664.00	
	Subtotal of Estimated Cost			\$6,256,640.00	

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2023	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$1,251,328.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$625,664.00
Subtotal of Estimated Cost		\$1,876,992.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$1,251,328.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$625,664.00
Subtotal of Estimated Cost		\$1,876,992.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$1,251,328.00
Administration/Administration (1410)-Salaries,Administration (1410)-Sundry		\$625,664.00
Subtotal of Estimated Cost		\$1,876,992.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,251,328.00
Administration/Administration (1410)-Salaries,Administration (1410)-Sundry	\$625,664.00
Subtotal of Estimated Cost	\$1,876,992.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,251,328.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$625,664.00
Subtotal of Estimated Cost	\$1,876,992.00

ATTACHMENT (B.5)

FFY24-28 Balanced Budget for BOC

6/6/24 BOC FINAL

FFY2024	\$4,489,869
ADA CONVERSIONS @ SCV	\$906,000
ID 0115 NCV (254 -262, 284-292, 312-320 Adams St) Roofs (3), Dormer Panels, Louvre and Light Replacements/Gable End Repairs/Overhangs/Gutters, Brick Repointing, Brick Fill-In (abandoned bathroom windows), Window Replacement/Repairs, Thermal Elevelope, Moisture Protect and Control Repointing, PH1	\$884,736
FGH Mailroom and Assistant Property Manager's Office	\$125,000
Mircom intercom replacements, AMP1 - all buildings	\$243,883
HPW Electrical Redistribution	\$644,000
SCV Elevator Upgrades (198 South) (AMP3)	\$0
Pipe Infrastructure. Heat, water, sewer, gas. AMP1, NCV PHASE2 (FAL)	\$1,100,000
ID 0112 SCV Unit Asbestos Removal	\$80,000
Centralville Gardens Generator, 1-19	\$156,250
Harold Hartwell Court 25-35 Temple St.Seating Area,Parking upgrade.MA 1-7	\$350,000
FFY2025 (Roofs and Elevators prioritized)	\$4,489,869
360-362, 374-380, 402 - 408, 430-438 Adams Street Roofs (4), Dormer Panels, Louvre and Light Replacements/Gable End Repairs/Overhangs/Gutters, Brick Repointing, Brick Fill-In (abandoned bathroom windows), Window Replacement/Repairs, Thermal Elevelope, Moisture Protect and Control Repointing, PH2/3	\$1,250,000
AMP2 EV Charging Stations	\$250,000
CVT MacRitchie HVAC Mechanical Feasibility Study Results, Programmable fire alarm devices with smoke evacuation system	\$250,000
SCV Roof Replacement EPDM (AMP3 227 Gorham)	\$515,000
Centralville Gardens Ex. Doors, Window Replacements MA 1-19	\$250,000
Pipe Infrastructure. Heat, water, sewer, gas. AMP1,2,3 or 4 (FAL) PH3	\$125,000
SCV Unit Asbestos Removal	\$80,000
SCV Elevator Upgrade - 130 South Street	\$511,697
SCV Elevator Upgrade - 174 South Street	\$466,780
SCV Elevator Upgrades -65 Summer St.	\$678,306
FGH Site Work (6,316 sqft) - Parking	\$173,433
FFY2026 (Roofs and Elevators prioritized)	\$4,489,869
638-642, 598-604, 588-506, 560-569 Market Street Roofs (4), Dormer Cheeks and Sidewall, Repointing, Brick Fill-In (abandoned bathroom windows?) PH2/3	\$1,250,000
AMP4 Outdoor patio off Common Room, Belvidere Heights	\$155,051
NCV Market Street Retaining Wall & Concrete Stairs	\$300,000
FGM K&B Modernizations Phase 5 (8 units deferred from FFY21) MA 1-11	\$520,011
AMP3 Hazardous Material Testing & Mitigation (MA1-4, Faulkner radon)	\$67,807
SCV Unit Asbestos Removal	\$80,000
HPW K&B Modernization Phase 7 (~6 units)	\$460,000
Suffolk Street Roof Replacements/Overhangs/Gutters	\$432,000
Remaining NCV Windows coordinated with roof replacements	\$250,000

FFY24-28 Balanced Budget for BOC (continued)

6/6/24 BOC FINAL

AMP 4 - 117-137 High St. (Belvidere Heights), Mechanical bathroom ventilation	\$325,000
AMP 4 - 117-137 High St. (Belvidere Heights), Window Replacements / Patio Sliders	\$650,000
FFY2027 (Roofs and Elevators prioritized)	\$4,489,869
2-6, 8-12 Fenwick Terrace Roof Replacements/Gable End, Dormer Cheeks and Sidewall, Brick Repointing and In-Fill (abandoned bathroom windows) Repairs/Overhangs/Gutters PH4	\$1,150,000
Pipe Infrastructure. Heat, water, sewer, gas. AMP 1,2,3 or 4 (FAL)	\$156,140
NCV Unit Renovations (FAL)	\$65,000
NCV, Fenwick Terrace Interior Stair Drains (CSO/Wastewater Utility)	\$90,000
NCV, Walk-ups (AMP1) Repair/Replace Interior Steel Stairs	\$140,000
NCV Window Frame, Sills, Bucks & Panning Repair/Replacement, Abatement (Walk Ups)	\$600,000
SCV Reduced Pressure Zone (RPZ) Backflow Preventors	\$272,633
SCV Roof Replacement EPDM, ~6,000SF, elevator penthouse cladding (ACM encapsulation)	\$400,000
AMP4 All Buildings (4) RPZ Backflow Preventers	\$200,000
FGM K&B Modernizations Phase 6 (8 units) MA 1-11	\$520,011
AMP4 Centralville Gardens & Francis Gatehouse Carpet Removal, LVT Tile (FAL)	\$150,000
Centralville Gardens Paving & Striping, EV Charging Stations	\$274,629
AMP4 Centralville Gardens Emergency Generator (100kW +/-)	\$171,456
AMP4 Camera Upgrades, Centralville Gardens, Francis Gatehouse, Belvidere Heights	\$250,000
AMP4 Belvidere Heights: Fayette Street parking lot water main replacement	\$50,000
FFY2028	\$4,489,869
ID 0113 NCV (2-20, 32-50 Hancock St. & 1-19, 21-39 Garin Ter. (4) Roof Replacements , Dormer Cheeks and Sidewall, Repointing, Brick Fill-In (abandoned bathroom windows) Repairs/Overhangs/Gutters PH5	\$2,000,000
Belvidere Heights (1-5) CVT Water - Fire - Sprinkler Main Repairs	\$20,000
SCV Electrical Redistribution Phase 3-Apartment branch circuit, fire alarm upgrades (multiple phases. Est. \$19K per apartment)	\$1,829,370
NCV Window Replacements (Row Houses)(FAL Painting)	\$190,499
CVT Brick Façade Moisture Study/Refastening	\$450,000
FFY2029	\$4,489,869
NCV Lewis, Suffolk St. Roof Replacements/Overhangs/Gutters (MA1-1) (PH6or7)	\$1,750,000
NCV Lewis, O'Brien, Conlon Roof Replacements/Gable End, Dormer Cheeks and Sidewall, Brick Repointing and In-Fill (abandoned bathroom windows) Window Repair/Replacement, Thermal Envelope PH4 Repairs/Overhangs/Gutters (MA1-1) PH6 or 7	\$1,750,000
HPW Site Improvements-runoff/drainage at 580 Chelmsford rear slope	\$162,500
HPW K&B Modernization (~12 units) Phase 8	\$827,369

HOUSING AUTHORITY OF THE CITY OF
LOWELL LEGAL NOTICE

On April 16, 2024, the Five-Year Plan 2025-2029, Capital Fund Program budget (CFP budget) for Federal Fiscal Years 2024-2028 and the Federal 2024 Annual Plan (AP) revision, of the Lowell Housing Authority (LHA), as required under Sections 511 and 519 of the Federal Quality Housing and Work Responsibility Act (QHWRA) of 1998, is available for a forty-five (45), day public review and comment period. The AP and CFP budget will be submitted to the U.S. Department of housing and Urban Development (HUD) on or before July 15, 2024.

On April 16, 2024, the draft State Annual Plan (AP), Capital Improvement Plan Budget (CIP budget) for Massachusetts Fiscal Years 2025-2029 of the Lowell Housing Authority (LHA), is available for a forty-five (45), day public review and comment period. The AP and CIP budget will be submitted to the Executive Office of Housing and Livable Communities (EOHLC) on or before July 31, 2024.

Draft copies of each document are available for review at the LHA Executive Office, located at 350 Moody Street, Lowell, MA during regular business hours and can be found on the website at www.lhma.org. The Executive Office is wheelchair accessible. Reasonable accommodation will be made for person(s) requesting assistance. The Lowell Housing Authority (In-person) Public Hearing is schedule for Wednesday, June 12, 2024, at 4:00 p.m. in the Mercier Center (21 Salem Street, Lowell, MA). Written/Oral comments will be accepted during the Public Hearing and can be submitted in advance to the Lowell Housing Authority Executive Office until 12:00 p.m. on June 12, 2024.

Hearing locations:

IN-PERSON MEETING
Wednesday, June 12, 2024 @ 4:00 p.m.
The Mercier Center
21 Salem Street
Lowell, MA 01854

Anyone seeking further information should contact the LHA at (978 364-5311 (tel). TDD: 1-800-545-1883, Extension 178.

April 16, 202

ATTACHMENT (C.1a)

4/11/24, 12:58 PM

Ad portal Self Advertising Confirmation

THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
NY0111537
Order Status:
Submitted
Classification:
General Legal Notices & Bids
Package:
Legal MA
Final Cost:
380.95
Payment Type:
Account Billed
User ID:
W0014265
Username:
1379728

ORDER DETAILS

LOWELL HOUSING AUTHORITY MA Legals
Iris Rivera
LOWELL, MA 01853
978-837-3500
irivera@lhma.org
LOWELL HOUSING AUTHORITY

TRANSACTION REPORT

DATE
April 11, 2024 12:58:17 PM EDT
Amount:
380.95

SCHEDULE FOR AD NUMBER NY01115370

April 16, 2024
The Lowell Sun Legals

PREVIEW FOR AD NUMBER NY01115370

LOWELL HOUSING AUTHORITY, LOWELL MA LEGAL NOTICE

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On April 16, 2024, the draft State Annual Plan (AP), Capital Improvement Plan Budget (CIP budget) for Massachusetts Fiscal Years 2025-2029 of the Lowell Housing Authority (LHA), is available for a forty-five (45), day public review and comment period. The AP and CIP budget will be submitted to the Executive Office of Housing and Livable Communities (EOHLC) on or before July 31, 2024

Draft copies of each document are available for review at the LHA Executive Office, located on 350 Moody Street, Lowell, MA during regular business hours and can be found on the website at www.lhma.org. The Executive Office is wheelchair accessible. Reasonable accommodations will be made for person(s) requesting assistance. The Lowell Housing Authority (In-person) Public Hearing is scheduled for Wednesday, June 12, 2024, at 4:00 p.m. in the Mercier Center (21 Salem Street, Lowell, MA) Written/Oral comments will be accepted during the Public Hearing and can be submitted in advance to the Lowell Housing Authority Executive Office until 12:00 p.m. on June 12, 2024.

4/16/2
#NY0111537

ATTACHMENT (C.1b)

RESIDENT ADVISORY BOARD (RAB) MEETING AGENDA

Tuesday, February 27, 2024

12:00 PM

The (RAB) meeting will be an in-person meeting, and will be taking place at 12:00 pm on Tuesday, February 27, 2024. A copy of the proposed Five-Year Capital Budget is available at www.lhma.org and will be readily available for distribution to all (RAB) member.

AGENDA

1. Welcome / Introductions
2. Annual Plan: Topics for Discussion are as follows:

Tha Chhan, Executive Director

- a) HOTMA Implementation
 - a. Asset Limitation
 - b. Calculating Income
 - Annual Income
 - Income Calculation
 - Deduction
 - Exclusion
 - Other
 - c. Fair Housing
 - d. Household Composition and Verification
 - e. Certification Process

Sherry Giblin, Chief Financial Officer

- a. Increase number of Handicap Accessible Units for Elderly and Disabled Developments
- b. Establish a Resident Services Division to help residents connect with community resources and to provide needed customer service.
- c. Pursue additional funding opportunities through the City of Lowell

Alisen Purtell, Chief Admissions Officer

- a. Section 8 Project Base - Enter into an AHAP
- b. Veteran Housing
- c. Housing/Section 8 Compliance

Kevin Forsley, Director of Admissions

- a. Electronic Application Portal

Dennis Mercier, Management/Facilities Director

- a. NSPIRE/REAC Inspections
- b. Maintenance and Property Management Training
- c. Smoke Detectors

Mark Briere, Administration Assistant to Executive Director

- a. New Development of Affordable Housing Units

Jonathan Goldfield, Capital Asset Management Director

- a. Five-Year Capital Fund Program (CFP) Review

3. Resident Input/Concerns
4. Next Steps

The Lowell Housing Authority will set up a Notice of public Hearing addressing the CFP. We expect the Public Hearing will take place no later than Wednesday, June 12, 2024, at the Mercier Center and plan to advertise in the Lowell Sun on Mid-April.

ATTACHMENT (C.1c)

RESIDENT ADVISORY BOARD (RAB) MEETING MINUTES TUESDAY, FEBRUARY 27, 2024 2:00 PM

6. Welcome/Introductions

Tha Chhan, Executive Director, opened the meeting at 12:15p.m. by extending a warm welcome to all residents in attendance. He emphasized the significance of resident feedback in the development of the Annual Plan, a component of the agency's five-year strategy. Additionally, he took the opportunity to introduce the staff members present. Please refer to the attached attendance list for further details.

7. Topics for Discussion

Tha Chhan, Executive Director, led the discussion, by addressing the new (HOTMA) Housing Through Modernization Act of 2016 implementation, which will take effect for residents when having to submit/report the necessary paperwork required by the LHA to determine income determinations, recertifications and reexaminations, which will require less paperwork, provides the opportunity for family self-sufficiency, a hardship exemptions for health and medical care expenses, and phased-in relief efforts for participant families affected by the income increase threshold.

Sherry Giblin, Chief Financial Officer, provided a Finance Update, which included having recently received an increase of ROSS Grant funding to fund an additional Resident Service Coordinator for AMP's 2,3, & 4. With the additional funding received, The Lowell Housing Authority will now have 2 Residential Service Coordinators for our Federal properties, and 1 Resident Service Coordinator for our State properties. In addition, Ms. Giblin provided an announcement stating LHA will add a new Resident Service Director to the team. Katie Sadlier, who currently serves as the Jobs Plus Director, will be the new Resident Services Director. In her current role, Katie has forged many relationships within the community to provide needed resources to our residents and we are excited to expand our resident services division to better serve the needs of our residents. Furthermore, Ms. Giblin made mention of the Lowell Housing Authority working towards increasing the number of handicapped accessible units at South Common Village with the goal to increase the number of accessible units by at least 10 within the next 5 years. The plan is to convert three-bedroom units to two-bedroom accessible units utilizing capital funds. Ms. Giblin then announced the Lowell Housing Authority working in collaboration with the City of Lowell to secure additional grant funding. To date we have been awarded \$1. 7M in ARPA funding, which will fund a new elevator at South Common Village, Smoke Detectors at North Common Village, and some underground pipe work at North Common Village. In addition, we have been awarded CDBG grant funds in the amount of \$550,000 to fund new boilers for North Common Village. CDBG funding is an annual grant appropriation to the City of Lowell. We have applied for an additional \$700,000 for this fiscal year's grant to fund a portion of the electrical redistribution project at Highland Parkway. We will continue to work with the City to identify and secure additional funding as it becomes available.

Alisen Purtell, Chief Admissions Officer, led a brief discussion regarding the growth of the Family Self-Sufficiency Program and stated that over the next 5 years, the LHA will expand the program by obtaining two additional positions, these positions will serve more of our resident population by building new community outreach partnerships to help our participants excel in the program and reach their goals successfully. The FSS expansion will a. w our homeownership program to grow as LHA is

in the process of increasing the Homeownership Vouchers by adding 3 additional participants per year over the next 5-years to bring our total voucher count to 30 plus. Furthermore, Ms. Purtell mentioned that LHA will enter into an AHAP for 16 Project Based Vouchers at Jaycee Place in 2024 by entering into a fully executed contract in 2025 for the 16 project-based units. In addition, a goal of the Lowell Housing Authority is to work in conjunction with the Veterans Association in order to receive additional VASH Vouchers to assist veterans with services and housing to help increase our Section 8 Project Based Voucher Program. In addition, Ms. Purtell discussed the need to accurately report our data to (HUD) at a higher accuracy rate. The LHA will add a Fraud Compliance position to bring down the number of fraud cases that the Lowell Housing Authority sees across all programs. Funds collected through our fraud cases directly benefit our agency. Ms. Purtell ended her discussion by stating that LHA will train staff in Reasonable Accommodation to meet the expectations and requirements necessary for our residents.

Kevin Forsley, Director of Admissions, addressed the need for Electronic Application Portals and expressed that LHA is working towards providing electronic application workstations at every AMP, making the process when potential applicants apply, a user-friendly experience.

Dennis Mercier, Management/Facilities Director, led a discussion on NSPIREIREAC Inspections, highlighting the new federal rule proposed by (HUD). This rule aims to establish a unified annual inspection that focuses on the curb appeal of LHA housing units, both inside or outside, with an emphasis on the residents' needs and expectations. Additionally, Mr. Mercier announced a HUD-mandated rule requiring the installation of smoke detectors in every bedroom or primary sleeping area. The LHA plans to begin installing battery-operated smoke detectors in the bedrooms of all housing units starting in May. Moreover, Mr. Mercier noted that the LHA Property Managers and Associate Property Managers are commencing HOTMA Regulation Training, while the Maintenance staff will soon start their required Safety Training.

Tha Chhan, Executive Director led a discussion on the new development of affordable housing units and stated that the LHA plans to complete the work slated to be performed to finish the final phase of the River's Edge on the Concord Development, which will provide up to thirty-two units, to be sold to families with an income of 80-100% AMI. The River's Edge on the Concord Development is awaiting legislature approval. Additionally, Mt. Chhan announced the creation of a mixed-use development on the Merrimack Street Corridor the LHA plans to construct 118 units of affordable housing, of which sixty units will be set aside for PBV, 20 set aside for VASH, and up to 25 Faircloth to Rad.

8. Review of the 5-Year Capital Fund Program (CFP)

Jonathan Goldfield, Capital Asset Director discussed the capital need for Lowell Housing Authority's properties for 2025-2029, and the remaining years of the 5-year capital plan. (Please see attached capital log).

9. Resident Input & Concerns

A discussion had taken place surrounding resident concerns regarding capital projects and other needs. The following is a list of the concerns recorded among residents.

- Request to relocate all Handicapped Accessible Units to 1st Floor in every building.
- Request for protocols to be placed regarding residents who are smoking in their units.

- Camera locations and unauthorized access into the building at City View Towers.
- Cameras and door access: North Common Village.
- Walk areas and repairs at Hancock, Dublin, and O'Brien.
- Parking Lots Lights & Telephone Pole lights: North Common Village, Highland Parkway.
- Concerns for cleaning and removal of dog feces, urine on door - Dog feces bags, signage: Highland Parkway & South Common Village.
- Concerns over Marijuana use designated smoking areas City View Towers.
- Request to repair parking lot potholes - tenants cannot park, trash dumping: Highland Parkway - Temple Street.

10. Next Steps

Tha Chhan, Executive Director, closed the meeting by explaining that resident comments/concerns will be used to formulate both the Annual and 5-year plan moving forward. He invited all residents who participated to join in the public hearing process for the Plan which will be held on (TBD).

Meeting adjourned at 1:50 pm.

ATTACHMENT (C.1d)

RESIDENT ADVISORY BOARD SIGN-IN SHEET 2.27.24

	NAME	PHONE NUMBER	ADDRESS
1	Jennifer Das Santos	978-902-1863	Jennifer_d15@hotmail.com
2	Linda Backsjune	978-427-1640	657 MERRIMACK #115
3	Wayne Scavigny Sr	924-749-4099	657 Merrimack #305
4	PAUL DANIELSON	(978) 876-4242	36 HANCOCK AVE 13
5	Paul K. Baller	978-935-1235	642 Market St Apt 291
6	Ed Theodor	978-677-6662	36 Temple St #16
7	Robin McQueen	978-566-2560	84 Doane St
8	Kimberly Meehan	978-942-3013	57 OBrien Ter Apt 496
9	Kimberly Dasilva	0787266224	20 O'Brien Ter Apt 505
10	Quadrupetta	(978) 567-4539	36 Morse apt 40
11	Luis Golon	978-606-6586	4 AVE B APT 161
12	Yanet Pena	617-331-6435	54 Dublin St. Apt 8
13	Jerome Ashford	978-600-3510	601 Merimack
14	Sam de Gallo		73 Ave A - apt 51
15	Carmen Smith	978-631-5081	46 Ann Ter Lowell, Mass Apt 42

- 33 IMA Chan Executive Director
- 34 Sherry Giblin, Chief Financial Officer
- 35 Cori Willis, Executive Assistant
- 36 Mary Alice Metaliani, Program Outreach & Compliance Specialist
- 37 Lisa Krikorian, Capital Administrative Assistant.
- 38 Laura Watts, Capital Asset Manager.
- 39 Sarita Berrios, Property Manager
- 40 Amy Dalton, Property Manager
- 41 Denise
- 42 Virab
- 43 Rosa
- 44 Kevin
- 45 Dennis
- 46 Jonathan
- 47 Alisen
- 48 Katie

ATTACHMENT (C.2)

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Tom Golden, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the Lowell Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

signature: _____ *Local*
Jurisdiction Name

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Please see attachment (D.1) Housing Needs

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

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 thereunder 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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.