

2027

2027 Annual Plan DRAFT



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1/1/2027

Executive Summary

Draft 2027 Annual Plan for Framingham Housing Authority

Overview

The FHA manages 167 public housing units and 1,052 Housing Choice Vouchers, serving a total of 1,219 households. The 2027 Annual Plan outlines key priorities, program updates, and policy changes that guide FHA's operations, with a strong focus on affordability, housing quality, and resident services.

Progress & Achievements

- **Housing Quality:** Maintained HUD "High Performer" status. Renovations completed at elderly housing, including kitchen and bathroom upgrades.
- **Affordable Housing Expansion:** Completed 68 renovated units through Section 18 conversion; partnered with the City to assist them, adding three single-family homes to the affordable inventory.
- **Resident Services:** working with other agencies was able to off senior estate planning, exercise, psychiatric services. Continued Family Self-Sufficiency (FSS) program, adding five new families.
- **Community Engagement:** Annual basketball tournament and Back-to-School Backpack Day foster resident involvement and community building.
- **Fair Housing:** All Disabled Housing Vouchers are fully leased; FHA is increasing access for disabled individuals in elderly/disabled developments.

Capital & Financial Planning

- **Capital Fund:** 5-Year Action Plan approved by HUD in June 2026 guides investments in modernization and safety.
- **Financial Management:** Most recent audit had no findings, confirming strong fiscal oversight.

Next Steps

- Final phase of the Beaver Street Family redevelopment for Section 18 Disposition transfer for November 2026
- Public review and comment period open until October 4, 2026; final plan to be submitted to HUD by October 18, 2026.

Framingham Housing Authority

DRAFT 2027 Annual Public Housing Agency Plan

Federal law requires the Framingham Housing Authority (FHA) to develop with input from housing residents, Section 8 participants, elected officials and the public – a plan outlining its majority initiatives for the coming years.

The Draft Agency Plans for Fiscal year 2027 is available for public review at Framingham Housing Authority Administrative office located at One John J Brady Drive, the Framingham Public Library main branch located at 49 Lexington Street. The draft can be reviewed as well on Framingham Housing Authority website <https://framinghamhousingauthority.org/public-housing-agency-plan>.

The Framingham Housing Authority will accept written comments through Noon October 2, 2026, written comments should be addressed to: Framingham Housing Authority One John J Brady Drive Framingham, MA 01902-2300 Attention PHA Annual Plan comments; Fax 508-626-0252; email hplant@framha.org.

Public hearing will be held October 13, 2026 at 2pm located at One John J Brady Drive. The Framingham Housing Authority final Annual Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by October 18, 2027. Following the submission, HUD has 75 days to review and approve the plan

Attachments Table of Contents

Attachment A	Deconcentration Policy (FHA ACOP Ch4 pgs 4.19-4.23)
Attachment B	Financial Resources (blank)
Attachment C	Amended Policies - (none)
Attachment D	HUD 50077 ST-HCV-HP Certifications of Compliance with PHA Plan And Related Regulations including Required Civil Rights Certifications (blank copy – not signed) Form HUD 50077 SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan (blank copy – not signed)
Attachment E	Resident Advisory Board (RAB) Comments (responses not attached)
Attachment F	Capital Improvements

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- 1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- 2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, and 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1 PHA Name: Framingham Housing Authority PHA Code: MA028
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Public Housing (PH) Units 167 Number of Housing Choice Vouchers (HCVs) 1065
 Total Combined 1232
 PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Public 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 of the PHA policies contained in the standard Annual 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The Public may view a copy of the Annual Plan beginning August 11, 2026 at the Administrative office of the Framingham Housing Authority, 1 John J Brady Drive, Framingham MA 01702 between the hours of 830am and 3:30pm Monday through Friday. They may also review the draft by visiting the Authority's website at <https://framinghamhousingauthority.org> or going to the Framingham Public Library Main Branch located at 49 Lexington Street, Framingham MA 01702. The Framingham Housing Authority will accept written comments through Noon, October 2, 2026. Written comments should be addressed to: Framingham Housing Authority 1 John J Brady Drive Framingham MA 01702-2300 Attention: Annual Plan Comments -- Fax: 508-626-0252 -- Email: hplant@framha.org with Annual Plan Comments in the subject line.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N

- ☐ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐ ☐ Financial Resources.
☐ ☐ Rent Determination.
☐ ☐ Homeownership Programs.
☐ ☐ Substantial Deviation.
☐ ☐ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☐ Choice Neighborhoods Grants.
☐ ☐ Modernization or Development.
☐ ☐ Demolition and/or Disposition.
☐ ☐ Conversion of Public Housing to Tenant Based Assistance.
☐ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐ ☐ Homeownership Program under Section 32, 9 or 8(Y)
☐ ☐ Project Based Vouchers.
☐ ☐ Units with Approved Vacancies for Modernization.
☐ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

B.4 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.

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☐ N ☐

(b) If yes, please describe:

Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

B.1 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
☐ ☒ Modernization or Development.
☐ ☒ Demolition and/or Disposition.
☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
☐ ☒ Project Based Vouchers.
☐ ☒ Units with Approved Vacancies for Modernization.
☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 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.

Capital Fund 5 Year Action Plan in EPIC approved by HUD on June 3, 2026

C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.**C.1 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) have comments to the PHA Plan?

Y ☐ N ☒

(b) 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.

C.2 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.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form HUD-50077-CRT-SM, *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.

C.4 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.

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

Y ☐ N ☒

(b) If yes, include Challenged Elements.

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. 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.

Public reporting burden for this information collection is estimated to average 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: MA028-Framingham Housing Authority Form HUD-50075-SM (Form ID - 9707) printed by Helen Plant in HUD Secure Systems/Public Housing Portal at 07/31/2026 03:30PM EST

Attachment A

- **Deconcentration Policy**
 - **VAWA Policy**

Deconcentration Policy ACOP, Chapter 4, pgs. 4.19-23

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

In accordance with the Congressional mandate in the Quality Housing and Work Responsibility Act of 1998, the Framingham Housing Authority has adopted the federally required policies to provide for deconcentration of poverty and to encourage income mixing in all Family (general occupancy) developments. FHA offers the plan below to facilitate both deconcentration and income mixing in FHA developments. The goals of the plan are to provide a sufficient mixture of extremely low-income, very-low, and low-income Households at all FHA developments, and to avoid circumstances wherein higher-income or lower income developments are created with respect to the Authority wide average income.

Definitions

For the purposes of the FHA's Admissions and Continued Occupancy Policy (ACOP), Lower Income Households are defined as Households whose annual income does not exceed eighty (80) percent of the Framingham area median income (AMI), with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development. In accordance with 24 CFR 5.603, HUD may establish income ceilings higher or lower than 80% of the median income for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low household incomes. However, with regard to state developments, state income rules of eligibility as defined in 760 CMR 5.00 or any successor regulations will apply. Within this category of Lower Income Households, the following definitions apply:

1. Low-Income Household

A Low-income Household is defined as a Household whose annual income exceeds fifty (50) percent but *does not* exceed eighty (80) percent of the Framingham AMI, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development or Massachusetts Department of Housing and Community Development.

2. Very Low-Income Household

A Very Low-income Household is defined as a Household whose annual income exceeds thirty

**Deconcentration Policy
ACOP, Chapter 4, pgs. 4.19-23**

(30) percent of the Framingham AMI but *does not* exceed fifty (50) percent of the AMI for the area with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development or Massachusetts Department of Housing and Community Development.

3. Extremely Low-Income Household

An Extremely Low-Income Household is defined as a Household whose annual income does not exceed thirty (30) percent of the AMI for the Framingham area, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development.

Broad Range of Incomes (Income-Mixing)

It is the goal of FHA to attain, within a reasonable period of time, a resident population in each development composed of Lower-Income Households with a broad range of incomes. FHA will make an effort to assure that each of its developments will include Households with a broad range of incomes generally representative of the range of Lower-Income Households in the City of Framingham.

To achieve and maintain the basic objective of housing Households with a broad range of incomes, FHA will review its waiting list to determine whether there is a representative income mix of Low, Very-Low, and Extremely-Low Income Households. If there is not a representative income mix, FHA will consider strategies to encourage a greater income mix including, but not limited to, conducting targeted outreach efforts and/or establishing income Preferences.

Regardless of any discretionary strategies the FHA may adopt to achieve the goal of income mixing, the FHA will ensure that it meets the following targeting requirements as set forth by federal regulation:

In federal developments only, at least 40% of new admissions to the FHA's public housing program during each fiscal year will be Extremely-Low Income Households.

FHA may reduce the required percentage of public housing apartments to which Extremely-Low Income Households must be admitted to the extent that the FHA has credits, in the same fiscal year, for admissions of Extremely-Low Income Households to its Section 8 tenant-based assistance program beyond the number required for that program. However, the FHA may not have more credits than the lesser of the following:

Ten percent of the total number of Households admitted to the Section 8 tenant-based assistance program during the fiscal year; **OR**

The number of the FHA's public housing apartments in developments located in census tracts with a poverty rate of 30 percent or more that are made available and filled by eligible Households who are not Extremely-Low income Households.

During any fiscal year and regardless of the number of credits from Section 8 tenant-based assistance admissions, at least 30 percent of FHA admissions to public housing apartments will be Extremely-Low income Households.

Deconcentration Policy ACOP, Chapter 4, pgs. 4.19-23

Deconcentration

The admissions policies contained in this ACOP are designed to deconcentrate poverty. This objective will be achieved by bringing higher-income Households into lower-income developments and/or lower-income Households into higher-income developments. While information regarding specifics of each development is contained each year in the FHA's Annual Plan, which is submitted to HUD, below is an outline of FHA's deconcentration policy.

The FHA will accomplish the deconcentration goal in a uniform and non-discriminatory manner. While targeting certain levels of income for admission to FHA public housing, FHA will not intentionally concentrate lower-income Households, as defined below, in one public housing development or building within a development.

Deconcentration – Identification Procedures

Annually, the FHA will calculate the average income at all FHA Family developments ("the Authority-wide average income"). The Authority will also calculate the average income of all Households at each Development separately ("the Development average income"). Developments in which the Development average income is *above* 115% of the Authority-wide average income will be considered "higher-income" developments. Likewise, Developments in which the Development average income is *below* 85% of the Authority-wide average income will be considered "lower-income" Developments.

Definitions

The Authority-wide average income: The average income of all Households residing in FHA Family developments. Such an average is used as a base measure from which Developments are either determined to be "higher-income" or "lower-income" for purposes of the FHA's deconcentration policy.

The Development average income: The average income of all Households residing in a single FHA Family Housing development.

Higher-income Development: A development in which the Development average income is above 115% of the Authority-wide average income.

Lower-income Development: A development in which the Development average income is below 85% of the Authority-wide average income.

Remedial Action

Based upon the above-mentioned analysis, the FHA will review the need to offer incentives to eligible families that would help accomplish the deconcentration objectives at individual developments. Should the average income at a development(s) vary more than 15% from the Authority-wide average, the FHA may utilize some or all of the policies and/or incentives listed below:

**Deconcentration Policy
ACOP, Chapter 4, pgs. 4.19-23**

- Establish an income Preference in order to reach Applicant Households with lower or higher incomes as appropriate.
- Initiate affirmative marketing strategies to all eligible income groups.
- Provide additional applicant consultation and information.
- Provide additional supportive services and amenities.
- Provide rent incentives authorized by Quality Housing and Work Responsibility Act of 1998 ("QHWRA").
- Targeting investment and capital improvements towards a development(s) below 85% of the Authority-wide average income.

Monitoring

The FHA will annually monitor the income levels of Households residing in FHA public housing and placed on the waiting list to assess its progress in attaining deconcentration and income mixing goals. The FHA will calculate and compare the average Household incomes at each development with the Authority-wide average, as described above. In addition, the income status of Applicants on the FHA's waiting list will be analyzed to determine the percentage of Applicants with "Low," "Very Low" and "Extremely Low" incomes.

The FHA will also ascertain its progress in meeting HUD's income-targeting goal requiring 40% of new admissions must be Extremely-Low Income Households in federal developments. If the monitored data indicates any problem, FHA will alter its marketing and deconcentration strategies in accordance with this policy and federal requirements.

- As of August 2025, **Average Annual income** of all covered families residing in the development: **\$25,094**

Development	Average Income	EIR (85-115%)
MA028-01 Pusan Road (Family)	\$ 28,090	Within
MA028-02 John J Brady (Senior)	\$ 24,929	Within

VIOLENCE AGAINST WOMEN ACT (VAWA)

The goal of the FHA is to assist eligible families in serving the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by offering a local preference to families that have been subjected to or victimized by a member of the family or household or affiliated individual. The FHA will require evidence that the family has been displaced as a result of violence in the home. Families will also be eligible for this preference if there is proof that the family is currently living in a situation where they are being subjected to, or victimized by, violence in the home.

The FHA follows policies regarding Admission, Occupancy, and Termination of Assistance in accordance with HUD regulations.

The FHA works with local advocacy groups and service providers to assist victims and consults with the Framingham Police Department, the Massachusetts Trial Court Probation Department, and Probate Court to enhance victim safety in assisted families.

Framingham Housing Authority

Violence Against Women Act (VAWA) Policy

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2013 (VAWA 2013) and more generally to set forth the Framingham Housing Authority (FHA) policies and procedures regarding domestic violence, dating violence, sexual assault and stalking, as hereinafter defined. This policy shall be applicable to the administration by the FHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. § 1437 et seq.). Notwithstanding its title, this policy

- II. is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, sexual assault or stalking as well as female victims of such violence.

III. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the FHA.
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault or stalking;
- D. Creating and maintaining collaborative arrangements between the FHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims

of actual and threatened domestic violence, dating violence, sexual assault and stalking who are assisted by the FHA; and

- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault or stalking, affecting individuals assisted by the FHA.

IV. Other FHA Policies and Procedures

This Policy shall be referenced in attached to the FHA's Five (5) year Public Housing Agency Plan and shall be incorporated in and made a part of the FHA's Admissions and Continued Occupancy Policy. The FHA's annual public housing agency plan shall also contain information concerning the FHA's activities, services or programs relating to domestic violence, dating violence, sexual assault and stalking to the extent any provision of this Policy shall vary or contradict any previously adopted policy or procedure of the FHA, the provisions of this Policy shall prevail.

V. Definitions

As used in this Policy:

- A. *Affiliated individual*- defined with respect to an individual-(A) a spouse, parent, brother, sister Or child of that individual, or an individual to whom that individual stands in loco parentis (B) any individual, tenant or lawful occupant living in the household of that individual
- B. *Domestic Violence* - The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with who the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- C. *Dating Violence* - means: violence committed by a person:
- a. Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - b. Where the existence of such a relationship shall be determined based on a consideration of factors:
 - i. The length of the relationship.
 - ii. The type of relationship.
 - iii. The frequency of interaction between the persons involved in the relationship
- D. *Stalking* - means:
- a. to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (b) to place under surveillance with the intent to kill, injure, harass or intimate another person; and
 - b. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:

- i. that person;
- ii. a member of the affiliated individual of that person; or the spouse or intimate partner of that person

E. Perpetrator - means person who commits an act of violence, dating violence, sexual assault or stalking against a victim.

F. Sexual Assault - defined as "any nonconsensual sexual act proscribed by federal, tribal or state law including when the victim lacks capacity to consent.

VI. Admissions and Screening

a) **Non-Denial of Assistance.** The FHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, sexual assault or stalking, provided that such a person is otherwise qualified for such admission.

b) **Mitigation of Disqualifying Information.** When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the FHA may but shall not be obliged to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an appellant to take such mitigating information into account, the FHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The FHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VII. Terminations of Tenancy or Assistance

A. VAWA Protection.

Under VAWA, public housing residents and persons assisted under the section 8 rental assistance program have the following specific protections, which will be observed by the FHA:

- a. An incident or incidents, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
- b. In addition to the forgoing, tenancy or assistance will not be terminated by the FHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence, sexual assault or stalking engaged in by a member of the tenant's household, a guest or person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an affiliated individual or family member is the victim or threatened victim of the domestic violence, dating violence, sexual assault or stalking (emphasis

added). However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

i. Nothing contained in this paragraph shall limit any otherwise available authority of the FHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, sexual assault or stalking in question against the tenant or member of the tenants household. However, in taking any such action neither the FHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence, sexual assault or stalking than that apply to the other tenants.

ii. Nothing contained in this paragraph shall be construed to limit the authority of the FHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or the FHA, as that case may be, can demonstrate an actual and imminent threat to other tenants or to those who employed at providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2 or Federal, State or local law to the contrary, the FHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking against an affiliated individual or other individual. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating, assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. The FHA shall provide remaining tenant the opportunity to establish eligibility for the covered Housing program. If the remaining tenant cannot establish eligibility, the FHA is required to provide the tenant a reasonable time to find new housing or to establish eligibility under another covered housing program. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the FHA. Leases used for all public housing operation by the FHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the FHA, shall contain provisions setting for the substance of this paragraph.

VIII. Verification of Domestic Violence, Dating Violence, Sexual assault or Stalking

A. Requirement for Verification. The law allows, but does not require, the FHA or a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the FHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the FHA. Section 8 owners or managers receiving rental assistance administered by the FHA may elect to

require verification, to not to require it as permitted under applicable law. Other acceptable forms of documentation of abuse to include a document signed by a mental health professional or the record of an administrative agency.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking may be accomplished in one of the following three ways:

- a. **HUD - approved form** - by providing FHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence, sexual assault or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator if known to the victim.
- b. **Other Documentations** - by providing to the FHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence, sexual assault or stalking, or the effects of the abuse, described in documentation. the professional providing the documentation must sign and attest under the penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bonafide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence, or stalking described in documentation must also sign and attest to the documentation under the penalty of perjury.
- c. **Police or Court Record** - by providing the FHA or to the requesting Section 8 owner or manager, a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- d. **Document signed by a mental health professional or the record of an administrative agency.**

B. Time allowed to provide verification/failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking, and who is requested by the FHA, or Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. Waiver of Verification Requirement. The Executive Director of the FHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

IX. Confidentiality

A. Right of Confidentiality. All information (including the fact that an individual is a victim of

domestic violence, dating violence, sexual assault or stalking) provided to the FHA or Section 8 owner or manager in connection with a verification required under Section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database not provided to any related entity, except where disclosure is.

a. requested or consented to by the individual in writing, or

b. required for use in public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or

c. otherwise required by applicable law.

B. Notification of Rights. All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the FHA shall be notified in writing concerning their right to confidentiality and limits of such rights to confidentiality.

X. Court Orders/Family Breakup

A. Court Orders. It is the FHA's policy to honor ordered entered by courts of competent jurisdiction affecting individuals assisted by the FHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

XI. Relationships with Service Providers

It is the policy of the FHA to cooperate with organizations and entities, both private and governmental, which provides shelter and/or services to victims of domestic violence. If the FHA staff becomes aware that an individual assisted by the FHA is a victim of domestic violence, dating violence, sexual assault or stalking, the FHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the FHA to either maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. the FHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the FHA has referral or other cooperative relationships.

XII. Notification

The FHA shall provide with written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence, sexual assault or stalking.

XIV. Amendment

This policy may be amended from time to time by the FHA as approved by the FHA's Board of Commissioners.

FRAMINGHAM HOUSING AUTHORITY
1 John J. Brady Drive Framingham, MA 01702-2300

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **Framingham Housing Authority's Housing Choice Voucher Program** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA."

Protections for Applicants

If you otherwise qualify for assistance under **Framingham Housing Authority's Housing Choice Voucher Program**, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

¹ Despite the name of this law, VAWA protection is available 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.

If you are receiving assistance under **Framingham Housing Authority's Housing Choice Voucher Program**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **Framingham Housing Authority's Housing Choice Voucher Program** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

HP may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HP chooses to remove the abuser or perpetrator, HP may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HP must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, HP may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HP may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HP will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

HP's emergency transfer plan provides further information on emergency transfers, and HP must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HP can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from HP must be in writing, and HP must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HP may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to HP as documentation. It is your choice which of the following to submit if HP asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HP with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that HP has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HP does not have to provide you with the protections contained in this notice.

If HP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HP has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HP does not have to provide you with the protections contained in this notice.

Confidentiality

HP must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

HP must not allow any individual administering assistance or other services on behalf of HP (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HP must not enter your information into any shared database or disclose your information to any other entity or individual. HP, however, may disclose the information provided if:

- You give written permission to HP to release the information on a time limited basis.
- HP needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HP or your landlord to release the information.

VAWA does not limit HP's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, HP cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HP can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If HP can demonstrate the above, HP should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to

additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with [insert contact information for any intermediary, if applicable] or [insert HUD field office].

For Additional Information

You may view a copy of HUD's final VAWA rule at [insert Federal Register link].

Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact Framingham Housing Authority at 508-879-7562.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY).

For 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: Certification form HUD-5382 [form approved for this program to be included]

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____
2. Name of victim: _____
3. Your name (if different from victim's): _____
4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____
6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____
8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

Attachment B

Financial Resources

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Attachment C

Amended Policies

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Attachment D

- **Form HUD 50077 ST-HCV-HP Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications**
- **Form HUD 50077 SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.**

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

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

I, Charlie Sisitsky, the Mayor
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2027-2031 and/or Annual PHA Plan for fiscal
year 2027 of the MA028 - Framingham Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

City of Framingham

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

**The commitment to improving, preserving and developing housing for low and moderate
income families. In addition the collaboration with programs that create and maintain
affordable units, ensuring decent, safe and affordable housing for the residents of the City of
Framingham.**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Charlie Sisitsky</u>	Title: <u>Mayor</u>
Signature:	Date:

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. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. 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 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.

Form identification: MA028 - Framingham Housing Authority form HUD-50077-SL (Form ID - 7578)
printed by Helen Plant in HUD Secure Systems/Public Housing Portal at 07/27/2026 01:07PM EST

Certifications of Compliance with PHA Plan and Related Regulations (Small PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- X 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - (1) Resident Advisory Board consultation process
 - (2) Membership of Resident Advisory Board
 - (3) Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

Standards Act.

17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Framingham Housing Authority

PHA Name

5 5-Year PHA Plan for Fiscal Years 2022 - 2023

MA028

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2027

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: MR Paul Landers		Name of Board Chairman: Janice Rogers	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: MA028-Framingham Housing Authority form HUD-50077-CRT-SM (Form ID -377) printed by Helen Plant in HUD Secure Systems/Public Housing Portal at 07/27/26, 01:15 PM EST

Attachment E

Resident Advisory Board Comments

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Attachment F

Capital Improvements

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/03/2026 Approved By: O'BRIEN, MAURA

Part I: Summary						
PHA Name: Framingham Housing Authority		Locality (City/County & State)				
PHA Number: MA028		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	BEAVER STREET (MA028000001)	\$707,173.00	\$500,000.00	\$350,000.00	\$350,000.00	\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BEAVER STREET (MA028000001)			\$707,173.00
ID0000160	Architect and Engineering(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Architect and Engineering		\$25,000.00
ID00000161	Infrastructure upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,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 Site Work (1480)-Storm Drainage)	sewer lines storm water		\$25,000.00
ID00000162	Paint Common Hallways(Non-Dwelling Interior (1480)-Common Area Painting)	Inspect; repair and paint walls		\$10,000.00
ID00000163	Bathroom Rehab Project(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade of tub; spray tub, surround; floor, toilet		\$124,754.00
ID00000164	Maintenance Facility Upgrade(Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	Facility used by federal residents and houses the maintenance equipment and staff assigned to our federal site		\$25,000.00
ID00000165	Operations Transfer(Operations (1406))	with - i.e.: realtor fees; boxes; Garden; misc expenses; extra bad units; emergency water breaks		\$261,419.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000166	Bad Unit turnover(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)-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)-Tubs and Showers)	units with more than normal wear and tear		\$100,000.00
ID0000167	exhaust Fan Upgrades (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	inspect and replace as needed		\$10,000.00
ID0000168	Carpet Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	inspect, replace - occupied unit		\$10,000.00
ID0000169	Water - Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	inspect, repair, prevention of water - sewer lines at Elderly site as needed		\$6,000.00
ID0000170	Alarm System Maintenance - Emergencies(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrades needed to Elderly Housing Site		\$10,000.00
ID0000171	Kitchens Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Plumbing)	Kitchens to include: flooring, plumbing and electrical		\$100,000.00
	Subtotal of Estimated Cost			\$707,173.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BEAVER STREET (MA028000001)			\$500,000.00
ID0000172	Maintenance Facility Upgrade(Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop)	Facility used by federal residents and houses the maintenance equipment and staff assigned to our federal site		\$25,000.00
ID0000173	Fire Alarm System Maintenance - Emergencies(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	needed to Elderly Housing Site		\$6,000.00
ID0000174	Water - Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	inspect, repair, prevention of water lines at Elderly site as needed		\$6,000.00
ID0000175	Operations Transfer(Operations (1406))	misc emergencies; self sufficiency programs elderly		\$100,000.00
ID0000176	Carpet Replacement (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	inspect, replace - occupied unit		\$30,000.00
ID0000177	upgrades - Administrative offices(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other)	Paint, wires, alarm system administrative offices		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000178	Bathroom Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade of tub; spray tub, surround; subfloor; floor, wall repair if needed; toilet and cabinet if needed		\$150,000.00
ID0000179	Architect and Engineering(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering		\$23,000.00
ID0000180	Kitchens Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Plumbing)	Kitchens to include: flooring, plumbing and electrical		\$150,000.00
	Subtotal of Estimated Cost			\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BEAVER STREET (MA028000001)			\$350,000.00
ID00000181	Operations Transfer(Operations (1406))	misc emergencies; self sufficiency programs elderly;		\$35,000.00
ID00000182	Bathroom Rehab Project(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade of tub; tub surround; floor		\$100,000.00
ID00000183	Architect and Engineering/Contract Administration (1480)-Other; Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering		\$25,000.00
ID00000184	Water - Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	inspect, repair, prevention of water lines at Elderly site as needed		\$7,000.00
ID00000185	Bad Unit turnover(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)-Tubs and Showers,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)	units with more than normal wear and tear		\$20,000.00
ID00000186	Fire Alarm upgrades(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Upgrades needed to Elderly Housing Site		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000187	Site work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	fences, landscape, curbs, sidewalks etc		\$48,000.00
ID0000188	Kitchens Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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)-Plumbing)	Kitchens to include: flooring, plumbing and electrical		\$100,000.00
	Subtotal of Estimated Cost			\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	BEAVER STREET (MA028000001)			\$350,000.00
ID0000189	Site work - Side Walk Paving(Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coat,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Side Walk paving		\$30,000.00
ID0000190	HVAC upgrades (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building)	community room and elderly units - inspect and replace		\$25,000.00
ID0000191	Exterior Repairs to Brady(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Kitchens Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Plumbing)	brick, stucco, wood, cement, clapboards etc, minor roof repair		\$30,000.00
ID0000192	Kitchens Rehab Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Plumbing)	Kitchens to include: flooring, plumbing and electrical		\$100,000.00
ID0000193	Bathroom Rehab Project(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade of tub; tub surround; floor		\$100,000.00
ID0000194	Operations Transfer(Operations (1406))	misc emergencies; self sufficiency programs elderly;		\$65,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	BEAVER STREET (MA028000001)			\$350,000.00
ID0000195	HVAC upgrades (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical)	community room and elderly units - inspect and replace - Geo thermal preventive maint. cost		\$100,000.00
ID0000196	Operations Transfer(Operations (1406))	misc emergencies; self sufficiency programs elderly;		\$100,000.00
ID0000197	Site work (Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Seal Coa,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Side Walk paving, tree removal, roadwork		\$100,000.00
ID0000198	Architect and Engineering(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architect and Engineering		\$50,000.00
	Subtotal of Estimated Cost			\$350,000.00