



6.0	<p><b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Attached summary MA006t01 Summary of RAB minutes and Public Hearing for 2010 submission details the RAB process and all significant changes made by the FRHA.</p> <p>Also attached are Minutes of the Public Hearing regarding the Federalization of state-aided public housing, which was held on November 4, 2009.</p> <p>Federalization of State Assisted Units – The Fall River Housing Authority will be submitting an application for Conventional Development of Federal Public Housing with Rehabilitation for the following State Sites. This process will result in these units and buildings being transferred from our state-aided public housing program to the Federally Assisted Conventional Public Housing Program.</p> <p>The federalized units will be subject to all provisions of our federal program and this agency plan.</p> <table border="0"> <tr><td>Pleasant View</td><td>119</td></tr> <tr><td>Barresi</td><td>149</td></tr> <tr><td>Doolan</td><td>152</td></tr> <tr><td>Eid</td><td>54</td></tr> <tr><td>Bates Tower</td><td>61</td></tr> <tr><td>Corky Row</td><td>24</td></tr> <tr><td></td><td>559</td></tr> </table> <p>Revision 1 to our ARRA CFP Annual Statement/Performance and Evaluation Report is also being submitted.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>We will maintain a copy of the Agency Plan at each Asset Management Project (AMP), the main office at 85 Morgan Street. A copy is also available at the FRHA web site <a href="http://www.fallriverha.org">www.fallriverha.org</a>. The Fall River Joint Tenant Council has been provided a copy of the Plan. The Fall River Community Development Agency has a copy for inspection by the General Public.</p>	Pleasant View	119	Barresi	149	Doolan	152	Eid	54	Bates Tower	61	Corky Row	24		559
Pleasant View	119														
Barresi	149														
Doolan	152														
Eid	54														
Bates Tower	61														
Corky Row	24														
	559														
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>Project-based Vouchers – We intend to implement the project basing of up to 100 units of HCVP. This is consistent with our Section 8 Administrative Plan – Appendix 3 – Project Based Assistance. See MA006g01</p> <p>Homeownership Programs – will be implemented in our HCVP program in accordance with Appendix 4 of our Section 8 Administrative Plan Pertaining our Homeownership Program. See MA006g01</p> <p>Demolition and/or Disposition - we are studying the issue of demolishing units at our Oak Village site (AMP 4). The units involved have been severely damaged by settling on the site and cannot be reasonable repaired with any reasonable certainty that the settling will not recur. The significant anticipated cost of the repairs and the uncertainty of the results make repair/renovation an unacceptable alternative.</p>														
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>														
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>														
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>														
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>														

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
-----	---

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The City of Fall River has had a significant vacancy rate for years. With a population of 91,938 and 3,098 vacancies the city has no need to increase the supply of housing. The FRHA has 58 vacancies and continues to struggle to rent all of its units.</p> <p>The Fall River Community Development Agency continues to make funds available for the rehab of rental units and it is this effort which assures that the needs are met.</p> <p>See MA006s01 Housing and Community Development Need Analysis for Fall River as included in the FR Consolidated Plan. This details the needs and the method of addressing those needs. The Fall river Housing Authority participates in the preparation of the analysis by providing data and our participation and meeting of the needs is clearly delineated.</p>
-----	--

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See Attachment A – Goals and Objectives for Previous 5 Year Plan</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviation/modification is a material change to a FRHA [written] policy that requires approval by Fall River Housing Authority's (FRHA's) Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of FRHA's Agency Plan or other policy. A significant amendment or modification to an FRHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of FRHA's Agency Plan or other policy. Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p>
------	---

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
------	--

## Attachment A – Goals and Objectives for Previous 5 Year Plan

- 1) Reduce public housing vacancies.

Site	Units	03/27/03	12/3/09
SUNSET HILL	355	32	8
HERITAGE HEIGHTS	127	12	6
FATHER DIAFERIO	224	7	7
OAK VILLAGE	30	2	0
O'BRIEN APTS	100	2	7
HOLMES APTS	100	2	4
OLIVEIRA APARTMENTS	84	1	3
MEDEIROS TOWERS	208	9	9
COTTELL HEIGHTS	71	1	3
MITCHELL HEIGHTS	104	19	2
NO. ROCLIFFE APTS	35	1	2
FORDNEY APTS	36	2	3
BENNIE COSTA PLAZA	60	2	2
RILEY PLAZA	25	0	3
TOTAL	1559	92	59

The above shown chart details the progress that we have made in reducing vacancies. The overall vacancies have been reduced by 33 or 36%. We have recently changed our admission policies to allow single non elderly/disabled applicants to move into cardinal Medeiros Towers. We anticipate that we will make progress at this site.

- 2) Improve public housing management: (PHAS score)

In 2002 our PHAS score was 83 and we have increased it to 87 for FYE 2008.

Our scores have hovered around High Performer status which indicate improvement.

- 3) Improve voucher management: (SEMAP score)

SEMAP Scores are as follows

2002	77
2003	92
2004	92
2005	96
2006	89
2007	100
2008	93
2009	97

It is clear that we improved our SEMAP scores and for the last 5 years have been a high performer.

- 4) Increase customer satisfaction.
- 5) Concentrate on efforts to improve specific management functions e.g. public housing finance; voucher unit inspections)
- 6) Reorganized file systems.

We have reorganized our Public Housing Tenant File System and HUD has recently completed a Tier 1 review at the FRHA. Our File system resulted in their being no significant issues with our files or rent calculations.

- 7) Staggered rent calculations, staggered inspections.

We have implemented both and the change has resulted in a more even workflow in our PH sites.

8) Implementation of Asset Based Management (ABM).

We have completed implementation of Asset Based Management. We now have our Finance, Management and Maintenance structured to ABM. Our Accounting and Budgeting are based on the AMPs with subsidy and CFP assigned by these AMPS.

Our Organization Structure has been modified to create a Central Office, assign day to day responsibility for site management to the AMP staff and to clearly designate the management structure. A little bit of fine tuning will continue over the next several years but ABM has been basically implemented.

9) Hired staff attorney to help with evictions.

This has been accomplished. An attorney to handle these functions was hired in September 2007.

10) Quality Control Inspections of files and rent calculations.

This has been accomplished and Tenant files are randomly reviewed to determine accuracy of rent calculations and completeness of the files.

HUD has recently completed a Tier 1 review at the FRHA. Our File system resulted in their being no significant issues with our files or rent calculations.

11) Renovate or modernize public housing units.

We have continued our efforts and have used our CFP to improve our Federally Aided Public Housing Units.

12) Provide voucher mobility counseling.

Our Section 8 Staff provides clients with the procedure on moving document (attached). It explains what they need to do to move to another apartment within Fall River or any town of Massachusetts.

We explain to a client who wants to move out of Fall River but within Massachusetts that the FRHA would have to find out if the rent is reasonable for that city/town depending on the payment standard. We explain to them that all the research is done by the FRHA and that it could take up to a month for the move to take place after the inspection is complete.

If they want to move out of Massachusetts we explain that the paperwork will be forwarded to that particular HA once the apartment is found and that they will be dealing with that HA from that point on.

13) Conduct outreach efforts to potential voucher landlords.

Our Section 8 Administrator is a member of the Fall River Landlord's Association. The administrator attends their meetings and makes a presentation explaining the Housing Choice Voucher Program is and how it works.

She speaks to potentially new landlords on a daily basis and meets with all new landlords to how the program works (see attachment). There are also several brochures that are provided to them regarding the HQS inspection.

Landlords are encouraged to refer other landlords to us for inclusion in the program.

14) Implement voucher homeownership program

We have amended our Section 8 Administrative Plan to include a Home Ownership Component. We are seeking HUD funding to implement this portion of the plan.

15) Implement public housing or other homeownership programs at a state site.

The City of Fall River is considering our Housing Improvement Plan, which will govern the demolition and rebuilding on this site. Upon approval we will begin the process of relocating the residents in this state funded site after which we will begin demolition.

16) Implement public housing security improvements.

We have begun the installation of closed circuit monitoring of our developments. Six sites have the monitoring equipment and others will be added as we perform renovations.

17) Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

We have an approved Designated Housing Plan.

18) Increase the number and percentage of employed persons in assisted families

We have changed our Selection Preferences to include working families. Our Ceiling rents also encourage working families to stay in public housing. Our percentage of residents at or below the extremely Low Income limits has decreased from over 90% to about 85%. This is a strong indication that working families are electing to enter and subsequently stay in public housing.

19) Provide or attract supportive services to improve assistance recipients' employability.

20) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

We provide applications for our programs on our Website as well as participate in the Centralized Section 8 Application process. This widespread publicity for our programs assure that they are widely available to all applicants

21) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

We provide applications for our programs on our Website as well as participate in the Centralized Section 8 Application process. This widespread publicity for our programs assure that they are widely available to all applicants. To assure a safe living environment for all residents we have contracted with the City of Fall river to provide police at our developments. This has resulted in a more secure livable environment in our sites.

22) Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

We have incorporated physical improvements to our buildings which make them accessible to a range of disabled residents. Our staff acts as a reasonable accommodation committee and we make all reasonable changes to our sites and the individual units.

## Attachment B – Goals and Objectives for Current 5 Year Plan

- 1) Continue Efforts to Improve public housing management - (PHAS score) -
- 2) Continue Efforts to Improve voucher management - (SEMAP score)
- 3) Increase customer satisfaction via Asset Management Initiatives.
- 4) Continue with refinement of our Asset Based Management (ABM).
- 5) Renovate or modernize public housing units.
- 6) Provide voucher mobility counseling.
- 7) Conduct outreach efforts to potential voucher landlords.
- 8) Implement voucher homeownership program.
- 9) Implement public housing or other homeownership programs at a state site.
- 10) Continue implementation of public housing security improvements.
- 11) Continue to designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- 12) Increase the number and percentage of employed persons in assisted families.
- 13) Provide or attract supportive services to improve assistance recipients' employability.
- 14) Continue to assure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
- 15) Continue measures providing suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- 16) Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- 17) Federalization of State Assisted Units – The Fall River Housing Authority will be submitting an application for Conventional Development of Federal Public Housing with Rehabilitation for the following State Sites. This process will result in these units and buildings being transferred from our state-aided public housing program to the Federally Assisted Conventional Public Housing Program.

The federalized units will be subject to all provisions of our federal program and this agency plan.

Pleasant View	119
Barresi	149
Doolan	152
Eid	54
Bates Tower	61
Corky Row	24
	559