



NEW BEDFORD
H O U S I N G
AUTHORITY

The New Bedford Housing Authority

Five-Year Plan and Annual Plan

Planning Years 2027–2032

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LEGAL NOTICE PUBLIC HEARING

On September 24, 2026, at 9:00 a.m. est, the New Bedford Housing Authority will hold a virtual hearing regarding the proposed 2027 Federal Annual Plan and Capital Improvement Plan. These proposed plans describe the mission of the Housing Authority, the Authority's long-range capital improvement projects, its goals, objectives, programs, services & its strategy for handling operational & resident concerns for fiscal year effective January 1, 2027. Copies of the plan will be available for review on August 10, 2026, at the New Bedford, MA City Clerk's Office, the New Bedford Housing Authority Administrative Office at 128 Union Street 4th floor & the New Bedford Housing Authority property offices located at Bay Village, 242 Acushnet, Ave., Westlawn, 197 liberty St., Brickenwood, 52 Walker St., Dottin Place, 8 Amanda Ave., & Presidential Heights, 159 Fillmore St. Participation, suggestions & comments are welcomed. If you would like to attend this meeting virtually, please go to

Join Zoom Meeting

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Wendy Mendoza-Rivera
Executive Director

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	PHA Name: <u>New Bedford Housing Authority</u> PHA Code: <u>MA007</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2027-2031</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan 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. 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 NBHA 5-year plan, streamlined annual plan and related elements, the NBHA policies in the ACOP and Operations Manual are available in the Modernization Office, 128 Union Street; property offices: Bay Village-242 Acushnet Ave; Brickenwood- 52 Walker St; Dottin Place-8 Amanda Ave; Westlawn-197 Liberty St; and Presidential Heights- 159 Fillmore Street, New Bedford, MA 02740 between the hours of 8:30 -4:30 M-F excluding holiday. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. To professionally and proactively provide safe, quality and affordable housing options while promoting self-sufficiency, fostering leadership among residents and staff and cultivating sustainable healthy communities.														
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years. Goal #1 Operate a well managed and effective organization Goal #2 Provide strong housing management Goal #3 Change the face of public housing														
B.3															

	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.
B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy 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.

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

GOAL #1: Operate a Well-Managed and Effective Organization. The New Bedford Housing Authority recognizes that it cannot accomplish its mission without the organization and administrative capacity with the agency. In support of this goal, the Authority has set forth the following objectives:

A. Create and maintain a committed, competent and professional workforce.

1. Recruit skilled workers using professional relationships and publications.
2. Implement a performance appraisal system. Establish job performance measures, train supervisors in conducting employee performance reviews, and provide training as noted in above to enhance performance.
3. Annual assessment of the skills and capabilities of existing staff to identify strengths and weaknesses within the organization. This assessment may identify the need for new positions, elimination of others, and/or merging or redefining existing roles and responsibilities.
4. Enhance employee training and cross-training to promote growth in professional development skills. Employees will identify specific training needs, encouraged to attend and/or develop applicable professional training programs and seminars, subscribe to professional publications, and be recognized for learning accomplishments.
5. Provide management and maintenance staff with the necessary tools and equipment to increase worker efficiency and effectiveness.
6. Foster a culture within the Authority of support, respect, and positive attitude among all staff.
7. Encourage Commissioners to avail themselves of training and learning opportunities

B. Improve Organization-Wide Accountability

1. Obtain and maintain a minimum of 95% occupancy rate.
2. Update operational policies and procedures, and internal controls to ensure the integrity of the financial, procurement, inventory, contract administration, and management functions of the Authority.
3. Attain HUD's High-Performance status under the Public Housing Assessment System (PHAS) by ensuring that properties are managed to the highest possible standards, including lease enforcement, timely unit turn-overs and timely response to work orders, preventative maintenance, and annual inspections to ensure applicable physical standards are met (NSPIRE for Public Housing; HQS transitioning to NSPIRE by February 1, 2027 for HCV and PBV programs, in accordance with Notice PIH 2026-18).
4. Attain HUD's High Performer status under the Section 8 Management Assessment Program (SEMAP).
5. Maximize the use of vouchers and budget without exceeding authorization limits.
6. Enforce Housing Choice Voucher Program (HCVP) rules and regulations with the objective of eliminating fraud and affirming the expectation that families will respect the program guidelines and rules.
7. Encourage resident involvement through participation on the Resident Advisory Board.

C. Provide a Safe and Secure Environment

1. Identify security and safety risks for employees, residents, and visitors. Develop a plan to address and/or mitigate identified risks including but not limited to improving tenant admission, employee hiring, electronic access and key control system, exterior lighting, and fencing to create defensible spaces.
2. Maintain the security surveillance system and access control system with new technology software and hardware and expand both systems as needed to provide a safe and secure environment.
3. Establish and enforce policies that assist the Authority with providing a safe and secure environment: Enforce penalties for removing or disarming smoke and carbon monoxide detectors. Enforce Trespass Policy. Enforce our parking policy and tow vehicles where necessary.
4. Educate residents to smoking-related health issues and enforce no-smoking policy.
5. Evaluate the effectiveness of the Police-In-Residence Program that allows NB police officers to reside in public housing developments.
6. Identify and secure grant and other funding for security and safety measures and programs where appropriate.
7. Participate in data sharing with New Bedford Police Department, and other law enforcement agencies where appropriate.
8. Coordinate with the City of New Bedford Emergency Plan for evacuations and reentry, damage assessment, and disaster repairs.

9. Utilize New Bedford Police Officers for paid details and directed patrols at various developments when necessary.

GOAL #2 Provide Strong Housing Management: The New Bedford Housing Authority believes that providing a safe, secure living environment and decent, well-maintained facilities is the result of strong, effective and efficient management. In support of that belief, it has set forth the following support goals and objectives:

A. Improve or Sustain Quality of Existing Housing Stock

1. Employ skilled workers who are trained in trades such as carpentry, masonry, electrical, plumbing, and HVAC to competently maintain existing housing units.
2. Research and incorporate construction materials that minimize the need for long term maintenance such as PVC trim. Siding materials such as cement-fiber, composite, & vinyl. Transition from bituminous concrete walkways to traditional concrete systems to achieve greater durability and long-term sustainability benefits.
3. Continue with our Preventative Maintenance Program that identifies weekly, quarterly, and annual maintenance tasks and establishes a system to ensure they are completed.
4. Upgrade unit fixtures and finishes during unit turnover such as new lights (LED), tub surrounds, appliances and door lever handles.
5. Abate asbestos floors and ceilings at unit turnover.
6. Address site appearances through street and walkway repairs, and increased landscaping, plantings, fencing and signage.

B. Increase the Supply of Accessible Housing and Section 504 Compliance

1. Use information from the latest Section 504 Self-Assessment to make necessary site and building improvements and upgrade existing accessible units to meet UFAS requirements.
2. Make reasonable accommodation(s) to ensure that persons with disabilities have access to all activities and programs offered by the New Bedford Housing Authority.
3. Enhance the accessibility of existing New Bedford Housing Authority (NBHA) properties by upgrading interior features, modifying current units, and improving accessible routes to ensure compliance with ADA and UFAS standards without expanding the overall housing footprint.

C. Promote Energy Efficiency and Green Practices

1. Pursue and Participate in Energy Performance Contracts to finance identified energy conservation measures that will pay for the cost of installation through savings.
2. Educate staff and residents on the benefits of energy conservation practices and green building design and products to reduce impacts on water quality, air pollution, global warming and depletion of natural resources.
3. Identify and determine the feasibility of installing innovative energy systems, especially renewable systems such as solar or geothermal.
4. Pursue & participate in solar battery storage and electric vehicle adoption to reduce energy costs, lower carbon emissions, and improve energy resilience. These investments will also support sustainability goals, enhance operational efficiency, and position the Housing Authority as environmentally responsible and forward-thinking.
5. Reduce operating costs through net metering credit agreement, and/or other public/private funding initiatives.
6. Procurement of energy star labeled appliances and materials and green products as feasible.
7. Maintain an energy management system to measure and track energy use and identify opportunities for conservation.
8. Promote and expand resident recycling programs.
9. Continue to participate in the LEAN energy program.

D. Housing Modernization

1. The NBHA has formed an affiliate non-profit that allows the Authority to enter into partnerships with private developers, non-profit organizations, and other agencies for capital financing and expansion of affordable housing supply. Through this affiliate, the NBHA will continue to pursue mixed-finance and mixed-income developments consistent with LIHTC, HOME, Choice Neighborhood, and Federal Home Loan Bank Affordable Housing Program funding, as well as leveraging Capital Fund resources.
2. Seek opportunities to leverage federal capital funds to increase funding for modernization work through energy performance contract, bonding, capital fund financing program, and unsecured financing.

3. Implement a Capital Improvement Plan based on the latest physical needs assessment, energy audits, and Section 504 transition plan to ensure that modernization work is comprehensively undertaken to preserve existing housing, reduce operating costs, and improve accessibility and the quality of tenants' living environments.
4. Upgrade current electrical infrastructure to prepare for future electrification of fossil fuel fired equipment & appliances.
5. Transition fossil fuel-based heating systems and appliances to electric alternatives to enhance energy efficiency, reduce carbon emissions, and support healthier indoor environments.
6. Replace underutilized paved or impervious areas with green spaces to reduce heat, improve stormwater absorption, and enhance environmental sustainability by lowering surface temperatures and supporting biodiversity.
7. Enhance safety and sanitation by modernizing aging infrastructure, including the replacement of potable water and sanitary lines to minimize leaks, prevent system backups, and reduce costly emergency repairs.

E. Strengthen Coordination and Accountability Between Property Offices and the Central Office

1. Establish and implement standardize management practices and procedures for all property offices.
2. Strengthen and maintain communication links between the property offices and central office through regular staff meetings and strategic planning working groups.
3. Maintain effective management procedures to deal with tenant issues that impact on the quality of public housing.

F. Streamline NBHA Operating Procedures

1. Encourage staff to identify potential changes within their department to become more efficient and effective.
2. Continue introducing hand-held computers to select maintenance staff to track increased efficiency and accuracy in receiving new work orders, tracking inventory and closing out the work order.
3. Continue with the ability to sign documents and/or contracts using Docusign by introducing it to various departments.
4. Continue scanning all documents with the goal of becoming a paperless office.
5. Implement the ability to accept applications utilizing various available methods to increase accessibility and efficiency.

G. Equal Opportunity and Diversity

1. Provide staff training on regulations and procedures for Fair Housing, VAWA, Section 504 and Equal Opportunity Employment practices.
2. Written materials distributed to staff, applicants and residents should meet the standards for fair housing, EEO, ADA and Title VI of the Civil Rights Act of 1964.
3. Provide language assistance, including translation of written materials and oral interpretation, as needed to ensure meaningful access to the NBHA's programs, rules, and regulations for applicants and residents with limited English proficiency, consistent with Title VI of the Civil Rights Act of 1964, Massachusetts Executive Order 526, and the NBHA's Language Assistance Services Implementation Plan.
4. Maximize economic inclusion by meeting Section 3 targeted-hiring benchmarks under 24 CFR Part 75 and Notice PIH 2023-13, including submitting required Section 3 reports and prioritizing Section 3 workers and Section 3 business concerns in hiring, contracting, and procurement.
5. Maintain compliance with federal and Massachusetts fair-housing and anti-discrimination laws in all hiring, contracting, admissions, and program administration activities
6. Assess and document the language needs of NBHA applicants, residents, and Housing Choice Voucher participants on an ongoing basis, using the NBHA's four-factor analytical framework where useful, and track identified language needs in NBHA management software to inform staffing, translation, and interpretation resources across both programs.

GOAL #3 Change the Face of Public Housing: The New Bedford Housing Authority understands that it exists in an ever-changing environment that creates opportunities as well as challenges. In order to continue to meet its mission, the Housing Authority must be prepared to adapt and innovate as set forth in the following support goals and objectives:

A. Explore Alternative and Innovative Approaches to Expand NBHA's Impact in the Community

1. Create Opportunities and encourage employees of the NBHA to serve on local non-profit boards, volunteer in the community, and/or participate in local activities.

2. Promote and support investment in neighborhoods with NBHA developments by partnering with the City of New Bedford and/or other non-profits.
3. Financially and otherwise support the efforts of other non-profit housing or service providers that expand upon the mission of the NBHA.
4. Provide space within existing buildings to suitable providers that offer service that positively impact on the lives of NBHA tenants.
5. Partner with New Bedford public school's administration to develop early childhood pre-school programs, after-school and summer programs.

B. Expand the Supply of Affordable Housing

1. Leverage private or other public funds to create additional housing opportunities, especially for persons with Disabilities, returning veterans and the homeless.
2. Seek opportunities to increase affordable units through mixed-finance and mixed-income housing programs under the auspices of the Authorities non-profit using programs such as Low-Income Tax credits, HUD's Choice Neighborhood Initiatives, Federal Home Loan Bank Board (FHLBB) Affordable Housing Programs.
3. Provide replacement housing for units lost through the merger of efficiency units, conversion of units into accessible units, and units lost through disasters such as fires or floods.
4. Allow the sale, change to market rental and/or exchange of state and federal units in support of opportunities to increase the supply of affordable housing.
5. Provide homeownership opportunities to qualified residents through HUD Section 32 program, and work with the City of New Bedford or other agency to educate tenants about homeownership opportunities.
6. Identify opportunities to use vouchers or project-based vouchers in mixed finance developments that will create new affordable units including fully accessible units.
7. Increase assisted housing choices by conducting surveys and outreach to potential voucher landlords, especially in areas with low concentrations of poverty.
8. Consolidate the Capital and Operating Funds if approved by Congress for greater program flexibility.
9. Promote NBHA non-profit affiliate to create additional opportunities to provide affordable housing or related services.

C. Improve Economic Opportunities for NBHA Residents

1. Promote resident responsibility and self-sufficiency by pursuing funding opportunities through Family Self-Sufficiency and Resident Opportunities and Self Sufficiency Programs, or other grant/funding programs that promote schooling, referral services, training, employment, and other opportunities for resident self-sufficiency.
2. Review and analyze voucher payment standards to determine if HUD funding and regulations creates the need for changes to payment standards and increases choices for assisted housing.
3. Conduct greater outreach to identify new partners and resources to assist residents in their efforts to become self-sufficient and in support of resident training and employment including apprenticeship programs.
4. Maximize economic inclusion and compliance in all procurement actions by strictly enforcing statutory Section 3 requirements, encouraging a competitive pool of small and historically underutilized businesses, and maintaining alignment with federal anti-discrimination laws.
5. Continue and expand engagement of NBHA's Step-Up program in collaboration with YouthBuild pre-apprenticeship training and education programs administered by the U.S. Department of Labor Employment and Training Administration. Coordinating with local YouthBuild grantees and workforce development partners to align Step-Up and YouthBuild participant placement with NBHA Capital Fund modernization projects, construction contracts, and non-routine maintenance projects.
6. Look to establish a Family Self Sufficiency program for our public housing residents.

D. Improve Community Living Environment

1. The NBHA will affirmatively further fair housing consistent with the Fair Housing Act, Section 504 of the Rehabilitation Act, Title VI of the Civil Rights Act, applicable Massachusetts fair-housing law, and applicable HUD guidance. Preferences, application procedures, and program administration in both the Public Housing and HCV programs are designed to be consistent with these authorities and to promote fair housing choice.
2. Collaborate with public and private partners to provide comprehensive services that empower all residents, including elderly and disabled populations, to achieve greater self-sufficiency through targeted workforce development, training, and independent living support.

3. Undertake improvements that will create healthier home environments such as bath and kitchen ventilation, asbestos abatement, use of green products, and energy conservation measures.
4. Continue implementation of the Integrated Pest Management Program.
5. In support of providing elder services, continue to designate Boa Vista and Caroline Street Apartments as 'Elderly Only' developments consistent with 24 CFR Part 945 and any applicable HUD-approved Designated Housing Plan.
6. Continue the use of "flat rents" consistent with 24 CFR 960.253 and the ACOP.
7. Continue having Resident Service Coordinators conduct assessments and provide referral services to elderly and disabled residents including coordination with the Bristol County Continuum of Care and community-based service partners for wraparound support.
8. Per HOTMA provisions, the NBHA will pursue the feasibility and opportunity to assign project-based vouchers to properties owned or purchased by the NBHA or its non-profit affiliate for additional affordable units, including fully accessible units.
9. The NBHA has implemented HOTMA provisions with early compliance dates across both the Public Housing and HCV programs, including elimination of the Earned Income Disallowance, adoption of Form HUD-9886-A, and the income exclusions identified in Notice PIH 2024-38. All remaining HOTMA Sections 102 and 104 provisions including the \$100,000 net-asset ceiling, \$50,000 self-certification threshold, HOTMA-adjusted deductions, and revised asset-income methodology will be implemented for HUD-50058 transactions effective on or after January 1, 2027, with corresponding updates to the HCV Administrative Plan and ACOP completed in advance of the deadline.
10. The NBHA's admissions preferences, program administration, and strategic priorities across both programs are calibrated to be consistent with the priority housing needs identified in the City of New Bedford FY2025-FY2029 Consolidated Plan adopted May 8, 2025. Consistency will be reviewed annually and reaffirmed through the Form HUD-50077-SL certification submitted with each Annual PHA Plan.

GOAL #4 Build positive Public Awareness: The New Bedford Housing Authority is accountable to an array of stakeholders: residents and voucher participants, property owners, employees, government partners and the community. The ongoing success of the Housing Authority in fulfilling its mission depends on its ability to communicate and engage all of these stakeholders. To effectuate cooperation and communication among various stakeholders, the Authority has set forth the following support goals and objectives.

A. Create a comprehensive communication program

1. Continue to manage and update the NBHA's website and public communications channels to communicate transparently with all stakeholders. Produce a resident and staff newsletter for regular distribution that chronicles the achievements of residents, staff, and the NBHA, and produce reports targeted to specific stakeholder groups on program-specific topics. Modernize the NBHA's tenant management system with a self-service portal to strengthen two-way communication with residents, applicants, and property owners.
2. Document successes and achievements through press releases to local media outlets.
3. The NBHA's public website substantially conforms to the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standard and is being brought into full conformance ahead of the applicable compliance deadline under the ADA Title II Final Rule (28 CFR Part 35) and Section 504 of the Rehabilitation Act. The NBHA will complete remediation of any remaining accessibility issues, maintain WCAG 2.1 Level AA conformance across the plan period, and extend the standard to new and updated digital content, including mobile applications, resident and applicant portals, and public-facing documents.
4. Ensure all NBHA public communications are accessible to persons with disabilities consistent with Section 504 of the Rehabilitation Act and are available in the languages spoken by NBHA applicants and residents consistent with the NBHA's Language Assistance Services Implementation Plan.

B. Increase engagement and cooperation among stakeholders

1. Encourage the involvement of residents and staff in civic, trade, and community-based organizations to create opportunities for new partnerships, referral sources, and communication of NBHA successes to the broader community.
2. Build and maintain relationships with City of New Bedford departments including the Office of Housing and Community Development, Public Schools, Fire, Police, and Health by undertaking joint projects and initiatives that are mutually beneficial and that support Consolidated Plan priorities.
3. Continue to work with the New Bedford Public Schools to provide after school programs to our public housing students.

Progress Report

Goal 1: Operate a Well-Managed and Effective Organization

A. Created a committed, Competent and Professional Work Force

1. DMHRSP 24 FY Guidance..... Stacey Sousa
2. Public Contracting Overview.....Trent Carter
3. Design & Construction..... Trent Carter & MaryEllen Fagan
4. Commissioner Training..... Wendy Mendoza-Rivera, commissioners
5. NSPIRE Virtual Seminar.....Anthony Poente
6. MRI PIC Training..... Stacey Sousa & Chantell Santiago
7. HCV Portability Webinar..... Leased Housing Office
8. Reasonable Accommodations..... Sam Ackah, Maria Correia, Wendy Rivera, Steve Beauregard
9. HUD-VASH bootcamp..... Chantelle Santiago, Ashley Dias
10. DMHRSP FY24 Guidance Training.....Stacey Sousa, Chantelle Santiago, Ashley Dias
11. RAFT training.....Carlos Betancourt, Tara Hughes, Janet Marrero, Wendy Mendoza-Rivera, Steve Beauregard
12. Anti-Bully, Sexual Harassment, workplace Violence..... All staff.
13. MAHAMS, Inc. DOL Standards & Public Sector OSHA State Plan.....John Fernandes
14. Fair Housing & Voucher Training..... Section 8 staff
15. CORI-Creating Successful Workforce Development Pathways..... Cheryl Souza, Sam Ackah, Lisa Chasse
16. Marijuana in the Workplace..... Steve Beauregard, Wendy Mendoza-Rivera, Tara Hughes
17. Hud Section 8 two-year tool.....Stacey Sousa
18. Strategies for working with Challenging Tenant Issues..... Janet Marrero, Stacey Sousa
19. Fair housing & voucher training.....Stacey Sousa, Chantelle Santiago
20. DOL Overtime Final Ruling..... Wendy Mendoza-Rivera
21. Spire Solutions, Inc (VAWA)..... Eximina DeMedeiros
22. Verification Forms and Releases.....Leased Housing Department
23. Tenant Move Out Nahro..... Janet Marrero
24. Tenmast Scribe Training.....Stacey Sousa, Lisa Chasse

25. Microsoft One Drive.....voluntary with the MIS department
26. Thyrvé, Workplace Violence, Harassment, antibullying & Substance Abuse.... All employees
27. How to identify unreported & underreported incomeSection 8 department
28. PIH Notice 2024-34 Updated Consolidated Policy..... Stacey Sousa, Wendy Mendoza-Rivera
29. Nahro preparing for HAP Termination.....Stacey Sousa
30. Payment Agreements & Fraud Recovery..... Stacey Sousa, Chantelle Santiago
31. MCAD how to prevent discrimination in housing..... Rodney Thibault
32. LeadSmart trainingMaintenance Staff
33. Shop Safety training Maintenance Staff
34. Mold Safety trainingMaintenance Staff, Property Managers
35. HOTMA training An In-Depth Review of Programmatic Changes..... Tenant Selection, All Section 8 Staff
36. Public Housing Management (PHM).....Samuel Ackah
37. Workplace Violence, Harassment, antibullying & Substance Abuse.... All employees
38. Respiratory fit training Maintenance employees
39. Hot work trainingMaintenance employees
40. MCPPO classes (Design and construction contracting) Kerry Jordan
41. MCPPO classes (Public contracting overview) Kerry Jordan
42. HUD Eligibility: Citizenship and Immigration Compliance.....Stacey Sousa, Cheryl Souza, Sam Ackah, Eximina DeMedeiros, Lisa Chase & Wendy Mendoza-Rivera
43. DOL Independent Contractor Rule 2026..... Eric Souza
44. MCAD employment for Supervisors All Department Heads, Project Managers and Supervisors
45. NSPIRE Inspections..... Rick Avila, Paul Bergeron, Derek Calheta, Nate Cormier, Tim Paveo, Kevin Rego, Janet Marrero, Wendy Mendoza-Rivera
46. NSPIRE-V Standard..... Section 8 Inspectors
47. NAHRO Holistic Approach to Client Engagement..... Justin Barbosa
48. SMEDA Champs.....Eximina DeMedeiros & Lisa Chase
49. Nelrod Required Documents for Verifying Income, Deductions & Allowances for Admission.....Data Specialist-Leased housing and Tenant Selection
50. Mental Health First Aide Resident Services Coordinators, Section 8, Tenant Selection, MOD
51. Webcast...Returning interest to HUD..... Randy Morin
52. NAHRO Guide for Executive Directors Wendy Mendoza-Rivera
53. 2025 HCV Funding Implementation..... Randy Morin, Stacey Sousa
54. Driscoll & Driscoll Ask a lawyer..... Stacey Souza
55. ROSS Service Coordination w/ Nan McKay ROSS Coordinators
56. MA Ethics/ Conflict of Interest Training All Staff
57. Psychiatric Advance Directives Resident Services Manager

58. All Inclusive Care for the Elderly.....	Resident Services Coordinators
59. HUD Economic Empowerment Series	Resident Services Coordinators
60. Hoarding Awareness & Response	Resident Services Coordinators
61. Anxiety and OCD in Kids and Teens	Resident Services Coordinators

B. Improve Organization-Wide Accountability

- 1) Designated a High Performer for Public Housing Program by HUD.
- 2) Designated a High Performer for Section 8 Program by HUD with a score of 100%.
- 3) Overall occupancy rate of 97.94% in federal developments and 94.7% in state developments.
- 4) Housing Choice Voucher program has continued to achieve High-Performer Status under SEMAP for the last 5 years.
- 5) Enforced program rules and regulations to eliminate fraud. In 2024, identified approximately forty-five participants who failed to comply with program guidelines for a total of \$156,750 in debt owed to the housing authority. In 2025, identified approximately ninety-five participants for a total of \$350,729 in debt owed to the housing authority.

C. Provided a Safe and Secure Environment

- 1) Continued with Officers-in-Residence at five developments to enhance police-resident relations: two at Brickenwood and one each at Bay Village, Presidential Heights, and Shawmut Village.
- 2) Continuing to upgrade and replace cameras and lighting at our large developments Brickenwood, Ben Rose, Shawmut Village, Bay Village, Presidential Heights, Westlawn, Dottin Place, Boa Vista and Satellite Village with a focus on converting tenant controlled exterior lighting to automatic dusk to dawn lighting significantly improving exterior lighting and visibility.
- 3) Caroline Street was a pilot location and additional development camera systems have transitioned to the cloud for additional features, efficiency and cost saving purposes. These locations include Adams St, Bay Village, Ben Rose, Brickenwood, DeMedeiros I, Dottin Place, Harwich Manor, Presidential Heights & Westlawn.
- 4) Replacing/adding light poles to eliminate “dead zones.”
- 5) Issued 13 "No Trespass" Notices.
- 6) Continued collaboration with NBPD and state law enforcement to locate hotspots and direct resources accordingly.
- 7) Member of the Steering Committee Meeting for Violence Prevention & Intervention which consists of law enforcement, court system, community service organizations, clergy, and educators, SSYI, Shannon and other local organizations with a goal and focus of policy level changes to combat and prevent youth violence.
- 8) Maintained the MOU with NorthStar Learning Inc. to conduct outreach utilizing Shannon Outreach workers in various housing developments to engage and provide youth with the resources, supports and referrals to services based on the youth's risk assessment, unmet needs, and individualized service plan.
- 9) Commissioned the upgraded electrical key boxes for more secure key control.
- 10) Replace walkways at Caroline Street and Bay Village, Westlawn & Brickenwood (Phase Annually).
- 11) Replaced and updated the fire alarm system at the Caroline St. Community Center.
- 12) Replaced the fire alarm system radio master box & BDA system at Boa Vista.

Goal #2: Provide Strong Housing Management

A. Improve or Sustain Quality of Existing Housing Stock

- 1) Exterior painting at Presidential Heights, Westlawn and Adams Street.
- 2) Replace missing or cracked slate roof tiles at Bay Village.
- 3) Replace rotted exterior trim and siding at various developments.
- 4) Electrical upgrades at Brickenwood.
- 5) Sealed brick siding at Bay Village.
- 6) Replacement of roofs at Cottage, Smith & North Streets, Coggeshall-Topham-Shawmut Streets and Phase I at New Plainville Road.
- 7) Common area flooring replacement, corridor wall protection, and second floor corridor ceiling upgrades at Hillside Court I.
- 8) Replace entry stairs & railings at Mosher St.
- 9) Replacing the entry doors, unit doors & access control system to the 1 BR multi-unit buildings at Brickenwood and DeMedeiros I & II.
- 10) Engaged a qualified third-party inspection firm to conduct annual unit inspections in compliance with HUD's NSPIRE standards, ensuring consistent and timely inspection coverage across the portfolio.

B. Increase the Supply of Accessible Housing and Section 504 Compliance

- 1) Currently we have ninety-six (96) fully accessible units.
- 2) Processed 312 requests for reasonable accommodation. 157 approved reasonable accommodation requests that improved accessibility for residents with disabilities. These approvals included:
 - Sixty-five grab bar installations
 - Twenty-one hand-held showerhead installations
 - Twelve designated accessible parking spaces
 - Nine railing installations
 - Fifty additional unit modifications to address individual disability-related accessibility needs

C. Promote Energy Efficiency and Green Practices

- 1) Completed the contract with Ameresco for an Energy Performance Contract (EPC), which included the installation of 2.4 MW of roof-top solar at eleven sites, heating system replacement at Bay Village and Westlawn, water conservation measure including low flow toilets and shower head and faucet aerators at eight sites, new temperature controls at three sites, exterior lighting improvements at six sites, and common area lighting improvements at 5 sites.
- 2) Participated in the utility-funded LEAN program for upgrade existing interior lights with LEDs at multipole developments.
- 3) Replacement of heating system at Caroline Street through the ABCD/LEAN program.
- 4) Continue phasing of replacing asphalt in courtyards with green space at Brickenwood and Westlawn.
- 5) Phase electrification of stoves and dryer feeds to eliminate gas to individual units.

- 6) New triple pane windows at Nashmont and Blue Meadows through ABCD/LEAN.
- 7) Added attic insulation at Bay Village through ABCD/LEAN.
- 8) Installed EV charging stations at our Maintenance Shops and Central Warehouse.
- 9) Boiler systems replacement at Dottin I Development through ABCD/LEAN.
- 10) Replacement of heating system at Caroline Street through the ABCD/LEAN program.

D. Housing Modernization

- 1) Begin phasing to replace all under-slab sewer lines with new above slab sewer piping at Bay Village.
- 2) Replace siding and trim at Ben Rose II.
- 3) Selective trim and siding repairs at Caroline Street.
- 4) Replace heating systems and hot water tanks at Shawmut Village and Satellite Village, Presidential Heights, and Mill Street family developments to improve energy efficiency, system reliability, and resident comfort.
- 5) Fence replacement at Hillside Court & Presidential Heights
- 6) Replaced the parking lots at Boa Vista, Mosher St., Chaffee Fairfield St., and phasing Dottin Place to support long-term asset integrity and improved usability.
- 7) Potable hot water storage tank & boiler pump replacement at Tripp Towers.
- 8) Replace siding & trim at Caroline St. & Presidential Heights (Phased) to improve structural protection, energy performance, and long-term asset value.
- 9) Boiler systems replacement at Mill St. & Presidential Heights (Final Phase).
- 10) Replaced the main distribution electrical service panels & enclosures at Caroline St.
- 11) Replaced bituminous concrete walkways with general concrete at Bay Village, Westlawn, and Brickenwood family developments to enhance safety, accessibility, and overall site conditions.
- 12) Completed roof replacements at Cottage, Smith, and North Streets; Coggeshall-Topham-Shawmut Streets; and Phase II at New Plainville Road to enhance building integrity, improve weather resistance, and extend the useful life of the properties.
- 13) Installed new building egress doors at Boa Vista, Hillside Court, and DeMedeiros I & II to enhance life safety, improve security and ensure compliance with current building and fire codes.
- 14) Implemented Phase I of electrical subpanel upgrades for units at the Westlawn family development to enhance system capacity, improve safety, and support modern & future electrical demands.
- 15) Installed condensate pump safety switches to the new electric furnaces at the Caroline Street elderly development to preserve the new equipment, prevent water damage from over condensation leaks, and improve overall safety.
- 16) Performed waterproofing and improvements to the Dottin I mechanical rooms to prevent water intrusion, corrosion, and equipment failure, while preparing the space for the installation of future heating systems.
- 17) Replaced the main distribution electrical service panels with new as well as constructed new enclosures at Caroline Street to correct deficiencies and ensure compliance with current electrical codes.
- 18) Performed a study on the costs and associated work involved upgrading the main electrical infrastructure at the Brickenwood family development for future electrification of building equipment and appliances.
- 19) Completed a study on storm water mitigation at Adams Street development in preparation for a replacement and solar installation.

E. Strengthen Coordination and Accountability between Property Offices and Central Offices.

- 1) Increased employee use of shared files on network drive.

F. Streamlined NBHA Operating Procedures

- 1) Updated the ACOP and Admin Plan to incorporate HOTMA adoption, streamlining processes.
- 2) Expanded the use of DocuSign.
- 3) Utilizing Rent payment for online payments of tenant rents.
- 4) Transitioned to a digital on-call emergency maintenance platform to increase efficiency and information sharing.
- 5) All data specialists, occupancy specialists, and supervisor in Leased Housing utilize DocuSign to sign leases and HAP contracts between participants and property owners.
- 6) All documentation received from participants and property owners in Leased Housing are scanned; there are no paper participant or property owner files.
- 7) Initiated planning for the migration to a cloud-based housing management platform to modernize property management, financial, and compliance operations across all programs. The new platform will provide integrated modules for public housing, Housing Choice Voucher, tenant accounting, work order management, and inspections, replacing the current legacy system to improve data integrity, reporting, security, and staff efficiency.

G. Equal Opportunity and Diversity

- 1) Continue to review all written materials distributed to staff, applicants and residents to ensure they meet the standards for Fair Housing EEO, ADA, and non-English speakers.
- 2) Continue the use of sign language and the language line for interpretive and translation services.
- 3) Organize and/or maintain communication with programs to continue treatment/counseling for at risk individuals with substance abuse issues, allowing the tenant to continue to progress.
- 4) Translated the participant annual rent change notice into Spanish to improve access for limited English proficient participants.

Goal #3: Change the face of Public Housing

A. Explore Alternative and Innovative Approaches to Expand NBHA's Impact in the Community

- 1) Provide oversight and implementation of the National Book Foundation initiative "Book Rich Environments" and distribute over 7,000 books to children living in public housing as well as the community at large.
- 2) Continued partnership with the local Department of Public Health and local healthcare systems to ensure that NBHA residents have access and are engaged in public health initiatives.
- 3) Developed partnership with Child & Family Services and SWH/Molina Healthcare to provide on-site mental health crisis and on-going follow-up for residents experiencing mental health needs.
- 4) Increased access to mental health partnerships and programs that address substance use.
- 5) High Point Treatment Centers are providing on site workshops and referrals to SUD programs.

- 6) Maintained partnership with the local CAP agency, PACE, to address issues of food insecurity, health care access, and early learning opportunities to include on-site early childhood playgroups.
- 7) Increased Boston Food Bank Mobile Market distribution to family sites in addition to the elderly sites.
- 8) Continued collaborating with local school system providing families with academic and enrichment support for students and parents.
- 9) Added additional sites to our Big Brothers Big Sisters/UMass Dartmouth Campus Based Mentorship Program.
- 10) Continued partnership with the local Community Crisis Intervention Team to address stat mental health crisis involving adult PHA residents. In addition, added a Youth CCIT component to address the needs of residents that are under 24 years of age.
- 11) Expanded on-site employment and training workshops with local Workforce Board/Career Center.
- 12) Added breakfast programs to two of the elderly/disabled sites in partnership with the local CESI Elderly Nutrition Program and Molina Healthcare PBS program.
- 13) Increased after-school academic tutoring program with America Reads UMass Dartmouth Leduc Center students.
- 14) Resident Services Staff are active members of the Greater New Bedford Youth Alliance, Birth – 3rd Partnership for Early Literacy, Mental Health Systems of Care Committee, Dept of Public Health Strategic Planning Team, Bristol County Continuum of Care Homeless Service Providers Network, Coastline Elderly Money Management Program, and City of NB Arts Based Initiatives
- 15) Continue to host CESI Elderly Nutrition Program congregate meals at multiple NBHA sites.
- 16) Maintain better communication between NBHA and organizations who provide financial assistance to those in need of first months' rent and or security deposit.
- 17) Developed a financial curriculum specific for individuals living in public housing, "Understanding Finances" in partnership with Bay Coast Bank
- 18) Implemented partnership with the Secretary of State's Economic Empowerment Programs to support financial education and first-time home ownership opportunities for residents.
- 19) Implemented partnership with Bay Coast Bank for a precursor class for the first time homebuying candidates.
- 20) Added the SNAP benefits food program "HIP" to the elderly sites so that they can make the most of their SNAP benefits in partnership with Coastal Food Shed program.
- 21) Implemented an arts program for the elderly and disabled to participate in "Creative Classrooms" and learn to play the ukelele, write poetry, dance salsa, or improve in collaboration with the Zeiterion Theatre.
- 22) Adding a summer youth tutoring program to address the summer slide in partnership with School on Wheels and NBPS.
- 23) Increase enrollment of youth participants in the campus-based youth mentoring program with Big Brothers Big Sisters and the UMass Dartmouth Leduc Center.
- 24) Added additional sites to our Big Brothers Big Sisters/UMass Dartmouth Campus Based Mentorship Program.

B. Expand the Supply of Affordable Housing

- 1) Formed an affiliate non-profit to the Housing Authority to expand the supply of affordable and workforce housing.
- 2) Currently utilizing 110% of the 40th percentile of FMR to calculate the payment standard.
- 3) Awarded project-based vouchers (PBVs) to expand the supply of affordable housing over the past 5 years:
 - 2020: Community Action for Better Housing – 9 PBVs
 - 2020: Willis Street – 9 HCV / 5 VASH

- 2023: YWCA – 6 PBVs
- 2023: Unity House – 15 PBVs
- 2025: 117 Union Street LLC – 8 PBVs (includes accessible units)
- 2025: 10 @ Flats – 8 PBVs (includes accessible units)

C. Improve Economic Opportunities for NBHA Residents

- 1) \$72,544 in contracts were awarded by the NBHA to the Shannon Outreach Program in 2025 and \$58,240 in contract have been awarded for 2026.
- 2) Continued participation with the PACE Youth Build Pre-Apprenticeship Program which serves low-income youths. Aged 16-24 who have dropped out of school.
- 3) From 2020 through 2025, the Housing Choice Voucher Family Self-Sufficiency (FSS) program enrolled sixty-one new participants and twenty-four successfully graduated from the program.
- 4) Reviewed and analyzed voucher payment standards based on HUD funding and regulations. In 2022, upon approval from the Boston field office, we utilized the 50th percentile FMR and set payment standards at 120% to increase utilization of budget authority. In 2024, following budget authority review, adjusted payment standards to 110% (the maximum allowable without HUD approval).
- 5) In 2025 Section 3 workers performed 41,241 hours, representing 16.61% of the total labor hours and Targeted Section 3 workers performed 11,428 hours, representing 4.60% of the total labor hours.

D. Improve Community Living Environment

- 1) Continued use of “flat rents” to promote income mixing.
- 2) Maintain “Elderly Only” designation for Boa Vista and Caroline Street.
- 3) Resident Services conducted community assessments to determine the needs and interests of residents and plan programs accordingly.
- 4) In-house food pantry for residents in need.
- 5) Continued door to door public transportation with SRTA to Wal-Mart and Market Basket for Tripp and Boa Vista residents.
- 6) Implemented the use of online rent payments through Rent Payment.
- 7) Implemented various sections of the Housing Opportunity Through Modernization Act (HOTMA) to improve program administration and align policies with current federal requirements.

NEW BEDFORD HOUSING AUTHORITY

OPERATIONS MANUAL

DATE: December 3, 2015
Revised June 5, 2026
TO: Residents
SUBJECT: VAWA Policy

Release No. 38

PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, AND STALKING

This policy applies to all residents who are victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation, and must be applied consistent with all nondiscrimination and fair housing requirements. No person will be required to leave or have assistance terminated solely on the basis that the person is or has been a victim of domestic violence, dating violence, sexual assault, or stalking as these are VAWA covered crimes.

The Violence Against Women Reauthorization Act of 2013 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, engaged in by a member of the tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

The NBHA further prohibits the denial of admission or termination of tenancy to any applicant or tenant if the adverse factors being evaluated (including, but not limited to, poor credit history, negative rental or eviction history, or a criminal record) were a direct result of the applicant or tenant being a victim of domestic violence, dating violence, sexual assault, or stalking.

VAWA does not limit the NBHA's authority to terminate the tenancy of any tenant if the NBHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property. In circumstances when the NBHA can demonstrate an actual or imminent threat to other participants or those employed at or providing services to the property if the participant's (including the victim's) tenancy is not terminated, The NBHA will pursue eviction or termination on this basis only where there are no other actions that could be taken to reduce or eliminate the threat, and the tenant retains all rights available under the NBHA grievance procedure, the lease, and applicable law.

KEY TERMINOLOGY

AFFILIATED INDIVIDUAL

- (A) A spouse, parent, brother, sister, or child of that individual, or an individual to whom that individual stands in loco parentis (in place of a parent) or
- (B) Any individual, resident, or lawful occupant living in the household of that individual.

BIFURCATE

Divide a lease such that certain residents or lawful occupants can be evicted or removed, and the remaining residents or lawful occupants can continue to reside in the unit under the same lease requirements or as may be revised depending upon the eligibility for continued occupancy of the remaining residents and lawful occupants.

DATING VIOLENCE

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 the following:
 - 1. The length of the relationship.
 - 2. The type of relationship.
 - 3. The frequency of interaction between the persons involved in the relationship.

DOMESTIC VIOLENCE

Includes felony or misdemeanor crimes of violence committed by:

- a. a current or former spouse or intimate partner of the victim.
- b. by a person with whom the victim shares a child in common.
- c. by a person cohabitating with or has cohabitated with the victim as a spouse or intimate partner.
- d. by a person similarly situated to a spouse of the victim under domestic or family violence laws of the jurisdiction receiving grant monies, or
- e. 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.
- f. Economic Abuse, which means behavior that is coercive, deceptive, or unreasonably controls an individual's ability to acquire, use, or maintain economic resources or financial credit, thereby limiting their financial independence.
- g. Technological Abuse, which means an act or pattern of behavior that occurs within domestic violence, dating violence, sexual assault, or stalking, and is committed using information and communication technology, including internet-enabled devices, online accounts, cellular networks, hidden cameras, or social media platforms to monitor, stalk, intimidate, or control a victim.

SEXUAL ASSAULT

Any nonconsensual sexual act proscribed by Federal, Tribal, or State law, including when the victim lacks capacity to consent.

STALKING

Engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- (A) Fear for his or her safety or the safety of others; or
- (B) Suffer substantial emotional distress.

NOTICE OF OCCUPANCY RIGHTS

VAWA Notice of Occupancy Rights is HUD form 5380. This notice must be provided to:

- Adult applicants of public housing, HCV and PBV; and
- Each adult tenant of public housing, HCV and PBV adult participation.

The VAWA Notice of Occupancy Rights must be provided no later than each of the following times:

For applicants:

- At the time the individual is provided assistance or admission; and
- At the time the applicant is denied assistance or admission.

For tenants / participants:

- With the NBHA notification of eviction or termination of assistance; and
- At annual recertification if the tenant has not already received the notice at admission.

LEASE BIFURCATION

New Bedford Housing Authority may bifurcate a lease in public housing in order to evict or remove an abuser, while allowing the person being victimized to stay. NBHA may ask an individual to document or certify that he or she is or has been a victim of domestic violence, dating violence, sexual assault or stalking. The certification must be provided within 14 business days of the NBHA request. If documentation is not provided within the deadline or any granted extension, the NBHA is not obligated to extend VAWA protections in connection with that request. This deadline may be extended with extenuating circumstances.

Upon request of a tenant, co-tenant, or adult household member who reasonably believes he or she is under an imminent threat of domestic violence, rape, sexual assault, or stalking at the premises, the NBHA will change the unit's locks within two (2) business days — or, within that period, give the requesting party written permission to change them. Where the NBHA changes the locks, it will provide a key to the requesting party within the same two business days and will waive the cost.

No protective order is required. The NBHA may request proof of victim status in good faith under M.G.L. c. 186, § 24(e), but will not delay a lock change pending receipt. Where the person posing the threat is a tenant, co-tenant, or household member of the same unit, the NBHA may change the

locks and deny that person a key upon receipt of a c. 209A or c. 258E protective order against them, or a court or law enforcement record indicating they pose an imminent threat.

If the NBHA does not act within two business days, the requesting party may change the locks without permission, using locks of similar or better quality installed in a workmanlike manner, and will provide the NBHA a key within two business days. Such a change is not a lease violation. Requests under this section are confidential and will not be held against any applicant or tenant.

When a lease is bifurcated under VAWA, the remaining members of the household will need to establish their continued eligibility for assistance and/or tenancy, depending on the public housing and housing choice voucher regulations. If a tenant described above cannot establish eligibility, NBHA will provide the tenant thirty (90) calendar days to find new housing or to establish eligibility for housing under another covered housing program.

PROHIBITION AGAINST RETALIATION, COERCION, AND LANDLORD INTERFERENCE

The NBHA strictly prohibits any form of retaliation, coercion, intimidation, threats, or harassment against any individual because that individual has exercised, supported, or assisted someone else in exercising their housing rights under VAWA. No tenant, applicant, or household member shall be penalized, pressured, or discriminated against by staff or administration for filing a VAWA disclosure, reporting an incident, requesting an emergency transfer, or participating in any related investigation or legal proceeding.

THE RIGHT TO SEEK EMERGENCY ASSISTANCE

Tenants, lawful occupants, and applicants have an absolute right to seek law enforcement, medical, or emergency assistance from their homes in response to domestic violence, dating violence, sexual assault, or stalking. The NBHA will not penalize, fine, evict, or otherwise discriminate against a tenant or household member based on their contact with emergency services, nor shall such emergency calls be construed as a lease violation, nuisance, or negative factor regarding housing eligibility.

EMERGENCY TRANSFERS

NBHA will require that tenants requesting transfers due to domestic violence, dating violence, sexual assault, and stalking document an occurrence and submit a written request before a transfer occurs certifying that they meet the criteria of an emergency transfer. NBHA cannot require the victim to provide third party verification but can take the third-party verification if offered. A resident may provide a self-certification in lieu of any other documentation to document an occurrence of a VAWA covered incident.

Emergency transfers will be handled in accordance with the NBHA Emergency Transfer Plan (ACOP Exhibit 16-3), which governs eligibility, priority, and processing. NBHA will keep a record of all emergency transfer request and residents who have been transferred under said emergency for term of tenancy plus a period of three years. There is no limit to the number of times a resident can be transferred due to VAWA related crimes. VAWA emergency transfers do not supersede requirements for HUD housing serving specific populations.

CONFLICTING INFORMATION

If NBHA receives conflicting information, it can require third party verification as documentation. Conflicting information can be but is not limited to more than one household member claiming the other one is the perpetrator. The same 14 business day deadline as mentioned above will apply to this third-party verification.

VICTIM CONFIDENTIALITY

All information provided to the NBHA regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is a victim of such, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent the disclosure is:

- Requested or consented to by the individual in writing.
- Required for use in an eviction proceeding.
- Otherwise required by applicable law.

CONTACT INFORMATION FOR HELP

Domestic Violence and Sexual Assault Hotline (New Bedford) 508-999-6636.

Women's Center, 405 County St., New Bedford, MA 02740 508-996-3343.

Center for Health & Human Services (CHHS) 1287 Acushnet Ave, New Bedford, MA 02746 508-996-0546. Complete outreach services for woman at risk.

National Domestic Violence Hotline 800-799-7233 or 800-787-3224 (TTY).

Massachusetts Statewide Domestic Violence Hotline (SafeLink): 1-877-785-2020

Wendy Mendoza-Rivera
Executive Director

**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, Joshua Amaral, the Dir. CNB Hsg & Comm Dev
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 **MA007 - New Bedford 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 New Bedford

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 PHA's Annual Plan is consistent with the City of New Bedford's FY2025-FY2029 Consolidated Plan. The Consolidated Plan's strategic goals include increasing the inventory of safe, affordable housing, improving the condition of housing through rehabilitation, providing essential public services, and preventing and ending homelessness. The NBHA directly supports these goals by operating 1,750 federal public housing units and administering 1,932 Housing Choice Vouchers (including 99 project-based vouchers and VASH vouchers serving homeless veterans), maintaining and modernizing its housing stock through the Capital Fund program, exceeding its Section 504 accessibility requirements with 96 UFAS compliant federal units, and delivering resident services programs spanning early childhood education, youth mentoring, workforce development, financial literacy, and elderly/disabled service coordination.

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>Joshua Amaral</u>	Title: <u>Dir. CNB Hsg & Comm Dev</u>
Signature: 	Date: <u>7/20/26</u>

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, RFE, 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: MA007 - New Bedford Housing Authority form HUD-50077-SL (Form ID - 7538)
 printed by Samuel Ackah in HUD Secure Systems/Public Housing Portal at 07/20/2026 03:45PM EST

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer 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 (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 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, PHAs 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).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 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).

New Bedford Housing Authority

PHA Name

MA007

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2027

☐ 5-Year PHA Plan for Fiscal Years 20-20

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: MRS Wendy Mendoza-Rivera	Name of Board Chairman: Timothy Walsh
Signature: <u>Wendy Mendoza-Rivera</u> Date: <u>7/20/26</u>	Signature: <u>Timothy Walsh</u> Date: <u>7/24/26</u>

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: *MA007-New Bedford Housing Authority form HUD-50077-ST-HCV-HP (Form ID -2792) for CY 2027 printed by Samuel Ackah in HUD Secure Systems/Public Housing Portal at 07/20/2026 02:19PM EST*

Streamlined Annual PHA Plan (High Performer PHAs)	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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. 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: <u>New Bedford Housing Authority</u> PHA Code: <u>MA007</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1745</u> Number of Housing Choice Vouchers (HCVs) <u>1932</u> Total Combined <u>3677</u> 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 NBHA 5-year plan, streamlined annual plan and related elements, the NBHA policies in the ACOP and Operations Manual are available in the Modernization Office, 128 Union Street; property offices: Bay Village-242 Acushnet Ave; Brickenwood- 52 Walker St; Dottin Place-8 Amanda Ave; Westlawn- 197 Liberty St; and Presidential Heights- 159 Fillmore Street, New Bedford, MA 02740 between the hours of 8:30 -4:30 M-F excluding holiday. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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														

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual 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.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

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

Statement of Housing Needs and Strategy for Addressing Housing Needs.

The NBHA serves the City of New Bedford. Housing needs in the jurisdiction are documented in the City of New Bedford FY2025-FY2029 Consolidated Plan. The most prevalent housing problem in New Bedford is severe cost burden. Cost burden affects far more households than any other identified housing problem. Elderly households are disproportionately affected. They are the largest cost-burdened cohort in the jurisdiction, both among owners and renters. Households with disabilities represent significant unmet need, with almost 1,500 households needing accessible housing. Homeless households are documented through the Bristol County Point-in-Time count and through the New Bedford Public Schools' McKinney-Vento roster, which identified over 1,400 school-age children in doubled-up or unstable housing at the end of the 2024 school year. Families with children are a large share of the jurisdiction's housing-need population. Victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking are a priority cohort; Bristol County reported the fifth-highest incidence of domestic violence cases in Massachusetts in 2024. Homeless veterans are identified as a priority through NBHA's HUD-VASH program and CoC coordination. Demand for NBHA housing assistance vastly exceeds current supply. Approximately 2,400 families are on NBHA's Public Housing waiting list and approximately 7,752 applicants are on NBHA's HCV waiting list. Strategy for Addressing Housing Needs NBHA's strategy has three anchors: preserve and maintain existing units, expand supply where opportunities arise, and coordinate with community and regional partners to serve populations we cannot serve alone. NBHA maintains its Public Housing units, HCV allocation, PBV commitments, and HUD-VASH vouchers through active property management, capital investment, and modernization. Public Housing NSPIRE inspections are complete; HCV and PBV NSPIRE transition will be complete by the February 2027 HUD compliance deadline. HOTMA implementation continues on schedule for January 1, 2027, with corresponding updates to the ACOP and HCV Administrative Plan. Admissions preferences in the HCV Administrative Plan and ACOP reflect the priority housing-need cohorts identified in the Consolidated Plan. NBHA is an active member of the Bristol County Continuum of Care and coordinates on Coordinated Entry referrals, HUD-VASH placements and the wind-down of Emergency Housing Vouchers to HCV by the federal EHV funding depletion date. NBHA serves elderly and disabled residents through the Elderly Only designations at Boa Vista and Caroline Street Apartments, Resident Service Coordinators for on-site assessments and referrals, and continued Section 504 Transition Plan implementation. VAWA protections apply across both programs, coordinated with the Women's Center of New Bedford, PACE, and other Bristol County service providers. Resident economic mobility is supported through the Family Self-Sufficiency program, the NBHA Step-Up program in partnership with YouthBuild, and Section 3 targeted-hiring practices. NBHA affirmatively furthers fair housing consistent with the Fair Housing Act, Section 504, Title VI, M.G.L. c. 151B and Executive Order 526, and applicable HUD guidance. NBHA maintains partnerships with the City of New Bedford Office of Housing and Community Development, the New Bedford Public Schools, and other community stakeholders to advance shared housing goals.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

NBHA is updating its admissions preferences, waiting list, and selection process in both the Public Housing program (ACOP Chapter 4) and the HCV program (Administrative Plan § 4-III.C). The changes reflect the priority housing needs identified in the New Bedford FY2025-FY2029 Consolidated Plan. Waiting list structure. NBHA selects families from the waiting list in order of Priority Category, exhausting each category before moving to the next. Point values on categories are eliminated. Within a category, families are ranked by total preference points, and then by date and time of complete application. Priority Categories, in order of selection: Reinstatement and EHV Transition (EHV Transition sunsets when federal EHV funding is depleted) Special Purpose Vouchers other than EHV Super Priority Priority 1 (crisis conditions: displacement, VAWA-covered abuse including Public Housing and PBV cross-program transfers, witness protection, hate crime, condemnation, disability inaccessibility, and homelessness) Priority 2 (severe cost

burden over 50%) Preferences, applied within a Priority Category: Elderly family — 5 points Family with a person with disabilities — 5 points Severely cost-burdened over 50% — 5 points Family with a child under 18 — 3 points Veteran, family of veteran, or active military — 2 points Working family — 1 point Residency (currently living in New Bedford) — 1 point Denial of assistance. NBHA is updating criminal-screening policy in both the ACOP and HCV Administrative Plan § 3-III.A and § 3-III.B. The revisions remove references to Notice PIH 2015-19 and the 2016 OGC Guidance, both of which HUD rescinded in November 2025. The individualized-assessment framework is now anchored in 24 CFR 982.552(c)(2), 24 CFR 982.553(a)(2)(ii)(A), and applicable Massachusetts law. The updated framework applies a three-year presumption for drug-related criminal activity and a five-year presumption for violent criminal activity, in each case subject to individualized consideration. HOTMA compliance. Eligibility, income, and asset determination policies are being updated to comply with HOTMA Sections 102 and 104, effective January 1, 2027, per Notice PIH 2026-15. The revisions include the annually-adjusted net family asset cap and real property ownership restrictions; the self-certification threshold for assets up to the annually-adjusted HUD figure; and the updated dependent and elderly/disabled deductions. NBHA has already completed elimination of the Earned Income Disallowance (EID) as required.

Rent Determination.

Rent Determination policies will be comprehensively revised to enforce compliance with the mandatory requirements of HOTMA Sections 102 and 104, pursuant to HUD Notice PIH 2026-15. Revisions update the calculation of adjusted income by incorporating the increased elderly/disabled family deduction and the revised, inflation-adjusted dependent deduction. Policies governing interim reexaminations have been restructured to apply the mandatory 10% adjusted income increase threshold for tenant-requested decreases and owner-reported increases. Minimum rent, financial hardship exemptions, and utility allowance schedules have been reviewed and updated to align with current local market conditions and federal compliance guidelines.

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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

The PHA has reviewed its Deconcentration and Admissions policies. The PHA's Deconcentration Policy is located in Chapter 4-III.B. of the Admissions and Continued Occupancy Policy (ACOP), which is incorporated herein by reference. A full copy of the policy is attached as Attachment A

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:
C.	Other Document and/or Certification Requirements.
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, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
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

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
<u>Building Interior</u> <i>(Including Office/ Administration Buildings)</i>			
Bathroom Renovations	Amp 30	Westlawn	
Flooring Replacement	Amp 30	Westlawn	
Unit Door/ Hardware Replacement	Amp 30	Westlawn	\$ 1.00
Kitchen Renovations	Amp 30	Westlawn	
<u>Grounds/ Site</u> <i>(Including Office/ Administration Buildings)</i>			
Courtyard/ Grade Construction	Amp 30	Westlawn	\$ 1.00
Fence Installation/ Replacement	Amp 30	Westlawn	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 30	Westlawn	
<u>Electrical</u> <i>(Including Office/ Administration Buildings)</i>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 30	Westlawn	\$ 1.00
Appliance Gas to Electric Conversion	Amp 30	Westlawn	
Building Service Main Load Center/ Switchgear Replacement	Amp 30	Westlawn	\$ 1.00
Communication/ Security Systems Installation	Amp 30	Westlawn	\$ 1.00
Unit / Building Lighting Replacement	Amp 30	Westlawn	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 30	Westlawn	
Unit/ Common Switch/ Receptacle Replacement	Amp 30	Westlawn	
Light Poles & Lumineers Replacement	Amp 30	Westlawn	\$ 1.00
Fire Alarm System Modernization	Amp 30	Westlawn	
<u>Heating/ Plumbing/ HVAC</u> <i>(Including Office/ Administration Buildings)</i>			
Heating/ HVAC Systems Replacement	Amp 30	Westlawn	
Hot Water Storage Tank Replacement	Amp 30	Westlawn	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 30	Westlawn	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 30	Westlawn	
Sanitary Lines Replacement	Amp 30	Westlawn	
Master Security Plan	Amp 30	North Street	\$ 1.00
Relocation	Amp 30	North Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 30	North Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 30	North Street	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 30	North Street	
Front/ Rear Porches Replacement	Amp 30	North Street	
Roof/ Gutters Replacement	Amp 30	North Street	
Siding/ Trim Replacement	Amp 30	North Street	
Windows Replacement	Amp 30	North Street	\$ 1.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 30	North Street	\$ 1.00
Flooring Replacement	Amp 30	North Street	
Unit Door/ Hardware Replacement	Amp 30	North Street	
Kitchen Renovations	Amp 30	North Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 30	North Street	\$ 1.00
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 30	North Street	\$ 1.00

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Walkways Replacement	Amp 30	North Street	\$ 1.00
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 30	North Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 30	North Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 30	North Street	
Communication/ Security Systems Installation	Amp 30	North Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 30	North Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 30	North Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 30	North Street	
Light Poles & Lumineers Replacement	Amp 30	North Street	\$ 1.00
Fire Alarm System Modernization	Amp 30	North Street	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 30	North Street	
Hot Water Storage Tank Replacement	Amp 30	North Street	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 30	North Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 30	North Street	
Sanitary Lines Replacement	Amp 30	North Street	
Master Security Plan	Amp 30	Cottage Street	\$ 1.00
Relocation	Amp 30	Cottage Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 30	Cottage Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 30	Cottage Street	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 30	Cottage Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 30	Cottage Street	
Roof/ Gutters Replacement	Amp 30	Cottage Street	
Siding/ Trim Replacement	Amp 30	Cottage Street	
Windows Replacement	Amp 30	Cottage Street	\$ 230,247.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 30	Cottage Street	
Flooring Replacement	Amp 30	Cottage Street	
Unit Door/ Hardware Replacement	Amp 30	Cottage Street	\$ 1.00
Kitchen Renovations	Amp 30	Cottage Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 30	Cottage Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 30	Cottage Street	
Walkways Replacement	Amp 30	Cottage Street	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 30	Cottage Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 30	Cottage Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 30	Cottage Street	
Communication/ Security Systems Installation	Amp 30	Cottage Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 30	Cottage Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 30	Cottage Street	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Unit/ Common Switch/ Receptacle Replacement	Amp 30	Cottage Street	
Light Poles & Lumineers Replacement	Amp 30	Cottage Street	\$ 1.00
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 30	Cottage Street	
Hot Water Storage Tank Replacement	Amp 30	Cottage Street	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 30	Cottage Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 30	Cottage Street	
Sanitary Lines Replacement	Amp 30	Cottage Street	
Master Security Plan	Amp 30	Smith Street	\$ 1.00
Relocation	Amp 30	Smith Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 30	Smith Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 30	Smith Street	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 30	Smith Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 30	Smith Street	
Roof/ Gutters Replacement	Amp 30	Smith Street	
Siding/ Trim Replacement	Amp 30	Smith Street	
Windows Replacement	Amp 30	Smith Street	\$ 1.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 30	Smith Street	
Flooring Replacement	Amp 30	Smith Street	
Unit Door/ Hardware Replacement	Amp 30	Smith Street	\$ 1.00
Kitchen Renovations	Amp 30	Smith Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 30	Smith Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 30	Smith Street	
Walkways Replacement	Amp 30	Smith Street	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 30	Smith Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 30	Smith Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 30	Smith Street	
Communication/ Security Systems Installation	Amp 30	Smith Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 30	Smith Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 30	Smith Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 30	Smith Street	
Light Poles & Lumineers Replacement	Amp 30	Smith Street	\$ 1.00
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 30	Smith Street	
Hot Water Storage Tank Replacement	Amp 30	Smith Street	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 30	Smith Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 30	Smith Street	
Sanitary Lines Replacement	Amp 30	Smith Street	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Master Security Plan	Amp 30	Mill Street	\$ 1.00
Relocation	Amp 30	Mill Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 30	Mill Street	
Basement Access Upgrades	Amp 30	Mill Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 30	Mill Street	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 30	Mill Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 30	Mill Street	
Roof/ Gutters Replacement	Amp 30	Mill Street	
Siding/ Trim Replacement	Amp 30	Mill Street	
Windows Replacement	Amp 30	Mill Street	
<u>Building Interior</u>			
Bathroom Renovations	Amp 30	Mill Street	
Flooring Replacement	Amp 30	Mill Street	
Unit Door/ Hardware Replacement	Amp 30	Mill Street	
Kitchen Renovations	Amp 30	Mill Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 30	Mill Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 30	Mill Street	
Walkways Replacement	Amp 30	Mill Street	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 30	Mill Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 30	Mill Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 30	Mill Street	
Communication/ Security Systems Installation	Amp 30	Mill Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 30	Mill Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 30	Mill Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 30	Mill Street	
Light Poles & Lumineers Replacement	Amp 30	Mill Street	\$ 1.00
Fire Alarm System Modernization	Amp 30	Mill Street	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 30	Mill Street	
Hot Water Storage Tank Replacement	Amp 30	Mill Street	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 30	Mill Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 30	Mill Street	
Sanitary Lines Replacement	Amp 30	Mill Street	\$ 1.00
2022 - Debt Service <i>(19%)</i>	Amp 40	Hillside Court I	\$181,998.15
Master Security Plan	Amp 40	Hillside Court I	\$ 1.00
Relocation	Amp 40	Hillside Court I	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 40	Hillside Court I	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 40	Hillside Court I	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 40	Hillside Court I	\$ 1.00
Front/ Rear Porches Replacement	Amp 40	Hillside Court I	\$ 300,000.00
Roof/ Gutters Replacement	Amp 40	Hillside Court I	
Siding/ Trim Replacement	Amp 40	Hillside Court I	
Windows Replacement	Amp 40	Hillside Court I	
<u>Building Interior</u>			
Bathroom Renovations	Amp 40	Hillside Court I	
Flooring Replacement	Amp 40	Hillside Court I	\$ 1.00
Unit Door/ Hardware Replacement	Amp 40	Hillside Court I	
Kitchen Renovations	Amp 40	Hillside Court I	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 40	Hillside Court I	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 40	Hillside Court I	
Walkways Replacement	Amp 40	Hillside Court I	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 40	Hillside Court I	\$ 1.00
Appliance Gas to Electric Conversion	Amp 40	Hillside Court I	
Building Service Main Load Center/ Switchgear Replacement	Amp 40	Hillside Court I	
Common Area/ Exterior Lighting Replacement	Amp 40	Hillside Court I	\$ 1.00
Communication/ Security Systems Installation	Amp 40	Hillside Court I	\$ 1.00
Unit / Building Lighting Replacement	Amp 40	Hillside Court I	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 40	Hillside Court I	
Unit/ Common Switch/ Receptacle Replacement	Amp 40	Hillside Court I	
Light Poles & Lumineers Replacement	Amp 40	Hillside Court I	\$ 1.00
Fire Alarm System Modernization	Amp 40	Hillside Court I	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 40	Hillside Court I	\$ 1.00
Hot Water Storage Tank Replacement	Amp 40	Hillside Court I	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 40	Hillside Court I	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 40	Hillside Court I	
Sanitary Lines Replacement	Amp 40	Hillside Court I	
Sprinkler System Modernization	Amp 40	Hillside Court I	
Master Security Plan	Amp 40	Hillside Court II	\$ 1.00
Relocation	Amp 40	Hillside Court II	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 40	Hillside Court II	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 40	Hillside Court II	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 40	Hillside Court II	\$ 1.00
Front/ Rear Porches Replacement	Amp 40	Hillside Court II	
Roof/ Gutters Replacement	Amp 40	Hillside Court II	
Siding/ Trim Replacement	Amp 40	Hillside Court II	
Windows Replacement	Amp 40	Hillside Court II	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
<u>Building Interior</u>			
Bathroom Renovations	Amp 40	Hillside Court II	
Flooring Replacement	Amp 40	Hillside Court II	
Unit Door/ Hardware Replacement	Amp 40	Hillside Court II	\$ 1.00
Kitchen Renovations	Amp 40	Hillside Court II	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 40	Hillside Court II	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 40	Hillside Court II	
Walkways Replacement	Amp 40	Hillside Court II	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 40	Hillside Court II	\$ 1.00
Appliance Gas to Electric Conversion	Amp 40	Hillside Court II	
Building Service Main Load Center/ Switchgear Replacement	Amp 40	Hillside Court II	
Communication/ Security Systems Installation	Amp 40	Hillside Court II	\$ 1.00
Unit / Building Lighting Replacement	Amp 40	Hillside Court II	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 40	Hillside Court II	
Unit/ Common Switch/ Receptacle Replacement	Amp 40	Hillside Court II	
Light Poles & Lumineers Replacement	Amp 40	Hillside Court II	\$ 1.00
Fire Alarm System Modernization	Amp 40	Hillside Court II	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 40	Hillside Court II	
Hot Water Storage Tank Replacement	Amp 40	Hillside Court II	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 40	Hillside Court II	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 40	Hillside Court II	
Sanitary Lines Replacement	Amp 40	Hillside Court II	
Master Security Plan	Amp 40	Caroline Street	\$ 1.00
Relocation	Amp 40	Caroline Street	\$ 1.00
<u>Building Exterior</u> <i>(Including Community Building)</i>			
Alternative Energy Measures/ Construction	Amp 40	Caroline Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 40	Caroline Street	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 40	Caroline Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 40	Caroline Street	
Roof/ Gutters Replacement	Amp 40	Caroline Street	
Siding/ Trim Replacement	Amp 40	Caroline Street	
Windows Replacement	Amp 40	Caroline Street	
<u>Building Interior</u> <i>(Including Community Building)</i>			
Bathroom Renovations	Amp 40	Caroline Street	
Flooring Replacement	Amp 40	Caroline Street	\$ 1.00
Unit Door/ Hardware Replacement	Amp 40	Caroline Street	\$ 1.00
Kitchen Renovations	Amp 40	Caroline Street	
<u>Grounds/ Site</u> <i>(Including Community Building)</i>			
Fence Installation/ Replacement	Amp 40	Caroline Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 40	Caroline Street	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Walkways Replacement	Amp 40	Caroline Street	
<u>Electrical</u> <i>(Including Community Building)</i>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 40	Caroline Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 40	Caroline Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 40	Caroline Street	
Communication/ Security Systems Installation	Amp 40	Caroline Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 40	Caroline Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 40	Caroline Street	\$ 1.00
Unit/ Common Switch/ Receptacle Replacement	Amp 40	Caroline Street	
Light Poles & Lumineers Replacement	Amp 40	Caroline Street	\$ 1.00
Fire Alarm System Modernization	Amp 40	Caroline Street	
<u>Heating/ Plumbing/ HVAC</u> <i>(Including Community Building)</i>			
Heating/ HVAC Systems Replacement	Amp 40	Caroline Street	
Hot Water Storage Tank Replacement	Amp 40	Caroline Street	\$ 230,247.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 40	Caroline Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 40	Caroline Street	
Sanitary Lines Replacement	Amp 40	Caroline Street	
Sprinkler System Modernization	Amp 40	Caroline Street	
2022 - Debt Service <i>(5%)</i>	Amp 50	Shawmut Village	\$47,894.25
Master Security Plan	Amp 50	Shawmut Village	\$ 1.00
Relocation	Amp 50	Shawmut Village	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 50	Shawmut Village	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 50	Shawmut Village	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 50	Shawmut Village	\$ 300,000.00
Front/ Rear Porches Replacement	Amp 50	Shawmut Village	
Roof/ Gutters Replacement	Amp 50	Shawmut Village	
Siding/ Trim Replacement	Amp 50	Shawmut Village	\$ 230,247.00
Windows Replacement	Amp 50	Shawmut Village	
<u>Building Interior</u>			
Bathroom Renovations	Amp 50	Shawmut Village	
Flooring Replacement	Amp 50	Shawmut Village	
Unit Door/ Hardware Replacement	Amp 50	Shawmut Village	\$ 1.00
Kitchen Renovations	Amp 50	Shawmut Village	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 50	Shawmut Village	\$ 1.00
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 50	Shawmut Village	
Walkways Replacement	Amp 50	Shawmut Village	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 50	Shawmut Village	\$ 1.00
Appliance Gas to Electric Conversion	Amp 50	Shawmut Village	
Building Service Main Load Center/ Switchgear Replacement	Amp 50	Shawmut Village	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Communication/ Security Systems Installation	Amp 50	Shawmut Village	\$ 1.00
Unit / Building Lighting Replacement	Amp 50	Shawmut Village	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 50	Shawmut Village	
Unit/ Common Switch/ Receptacle Replacement	Amp 50	Shawmut Village	
Light Poles & Lumineers Replacement	Amp 50	Shawmut Village	\$ 1.00
Fire Alarm System Modernization	Amp 50	Shawmut Village	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 50	Shawmut Village	
Hot Water Storage Tank Replacement	Amp 50	Shawmut Village	
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 50	Shawmut Village	\$ 1.00
Potable Water Service Lines/ Isolation Valves Replacement	Amp 50	Shawmut Village	
Sanitary Lines Replacement	Amp 50	Shawmut Village	
2015 - Debt Service (5%)	Amp 60	Brickenwood	\$48,133.13
2022 - Debt Service (27%)	Amp 60	Brickenwood	\$258,628.95
Master Security Plan	Amp 60	Brickenwood	\$ 1.00
Relocation	Amp 60	Brickenwood	\$ 1.00
<u>Building Exterior</u> (Including Office/ Administration Buildings)			
Alternative Energy Measures/ Construction	Amp 60	Brickenwood	
Basement Access Upgrades	Amp 60	Brickenwood	\$ 1.00
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 60	Brickenwood	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 60	Brickenwood	\$ 300,000.00
Front/ Rear Porches Replacement	Amp 60	Brickenwood	\$ 1.00
Property Office Renovations	Amp 60	Brickenwood	
Roof/ Gutters Replacement	Amp 60	Brickenwood	\$ 1.00
Siding/ Trim Replacement	Amp 60	Brickenwood	\$ 1.00
Windows Replacement	Amp 60	Brickenwood	\$ 1.00
<u>Building Interior</u> (Including Office/ Administration Buildings)			
Bathroom Renovations	Amp 60	Brickenwood	\$ 1.00
Flooring Replacement	Amp 60	Brickenwood	
Unit Door/ Hardware Replacement	Amp 60	Brickenwood	
Kitchen Renovations	Amp 60	Brickenwood	
<u>Grounds/ Site</u> (Including Office/ Administration Buildings)			
Courtyard/ Grade Construction	Amp 60	Brickenwood	\$ 1.00
Fence Installation/ Replacement	Amp 60	Brickenwood	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 60	Brickenwood	
Walkways Replacement	Amp 60	Brickenwood	\$ 1.00
<u>Electrical</u> (Including Office/ Administration Buildings)			
Access Control/ Intercom Systems Installation/ Replacement	Amp 60	Brickenwood	\$ 1.00
Appliance Gas to Electric Conversion	Amp 60	Brickenwood	\$ 1.00
Building Service Main Load Center/ Switchgear Replacement	Amp 60	Brickenwood	\$ 1.00
Communication/ Security Systems Installation	Amp 60	Brickenwood	\$ 1.00
Unit / Building Lighting Replacement	Amp 60	Brickenwood	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 60	Brickenwood	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Unit/ Common Switch/ Receptacle Replacement	Amp 60	Brickenwood	\$ 1.00
Light Poles & Lumineers Replacement	Amp 60	Brickenwood	\$ 1.00
Fire Alarm System Modernization	Amp 60	Brickenwood	
<u>Heating/ Plumbing/ HVAC</u> <i>(Including Office/ Administration Buildings)</i>			
Heating/ HVAC Systems Replacement	Amp 60	Brickenwood	\$ 230,247.00
Hot Water Storage Tank Replacement	Amp 60	Brickenwood	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 60	Brickenwood	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 60	Brickenwood	
Sanitary Lines Replacement	Amp 60	Brickenwood	
2015 - Debt Service <i>(43%)</i>	Amp 70	Presidential Heights	\$413,944.88
2022 - Debt Service <i>(10%)</i>	Amp 70	Presidential Heights	\$95,788.50
Master Security Plan	Amp 70	Presidential Heights	\$ 1.00
Relocation	Amp 70	Presidential Heights	\$ 1.00
<u>Building Exterior</u> <i>(Including Office/ Administration Buildings)</i>			
Alternative Energy Measures/ Construction	Amp 70	Presidential Heights	
Basement Access Upgrades	Amp 70	Presidential Heights	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 70	Presidential Heights	
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 70	Presidential Heights	\$ 300,000.00
Front/ Rear Porches Replacement	Amp 70	Presidential Heights	\$ 1.00
Property Office Renovations	Amp 70	Presidential Heights	
Roof/ Gutters Replacement	Amp 70	Presidential Heights	\$ 1.00
Siding/ Trim Replacement	Amp 70	Presidential Heights	\$ 1.00
Windows Replacement	Amp 70	Presidential Heights	
<u>Building Interior</u> <i>(Including Office/ Administration Buildings)</i>			
Bathroom Renovations	Amp 70	Presidential Heights	
Flooring Replacement	Amp 70	Presidential Heights	
Unit Door/ Hardware Replacement	Amp 70	Presidential Heights	\$ 1.00
Kitchen Renovations	Amp 70	Presidential Heights	
<u>Grounds/ Site</u> <i>(Including Office/ Administration Buildings)</i>			
Fence Installation/ Replacement	Amp 70	Presidential Heights	\$ 1.00
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 70	Presidential Heights	
Walkways Replacement	Amp 70	Presidential Heights	\$ 1.00
<u>Electrical</u> <i>(Including Office/ Administration Buildings)</i>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 70	Presidential Heights	\$ 1.00
Appliance Gas to Electric Conversion	Amp 70	Presidential Heights	
Building Service Main Load Center/ Switchgear Replacement	Amp 70	Presidential Heights	\$ 1.00
Communication/ Security Systems Installation	Amp 70	Presidential Heights	\$ 1.00
Unit / Building Lighting Replacement	Amp 70	Presidential Heights	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 70	Presidential Heights	
Unit/ Common Switch/ Receptacle Replacement	Amp 70	Presidential Heights	
Light Poles & Lumineers Replacement	Amp 70	Presidential Heights	\$ 1.00
Fire Alarm System Modernization	Amp 70	Presidential Heights	\$ 1.00

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
<u>Heating/ Plumbing/ HVAC</u> <i>(Including Office/ Administration Buildings)</i>			
Heating/ HVAC Systems Replacement	Amp 70	Presidential Heights	\$ 1.00
Hot Water Storage Tank Replacement	Amp 70	Presidential Heights	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 70	Presidential Heights	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 70	Presidential Heights	\$ 230,247.00
Sanitary Lines Replacement	Amp 70	Presidential Heights	\$ 1.00
Master Security Plan	Amp 70	Adams Street	\$ 1.00
Relocation	Amp 70	Adams Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 70	Adams Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 70	Adams Street	\$ 1.00
Entry Doors/ Hardware Replacement	Amp 70	Adams Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 70	Adams Street	
Roof/ Gutters Replacement	Amp 70	Adams Street	\$ 1.00
Siding/ Trim Replacement	Amp 70	Adams Street	
Windows Replacement	Amp 70	Adams Street	
<u>Building Interior</u>			
Bathroom Renovations	Amp 70	Adams Street	\$ 1.00
Flooring Replacement	Amp 70	Adams Street	\$ 1.00
Wall Protection	Amp 70	Adams Street	\$ 1.00
Unit Door/ Hardware Replacement	Amp 70	Adams Street	\$ 1.00
Kitchen Renovations	Amp 70	Adams Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 70	Adams Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 70	Adams Street	
Walkways Replacement	Amp 70	Adams Street	
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 70	Adams Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 70	Adams Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 70	Adams Street	\$ 1.00
Carbon Dioxide/ Smoke Detector Replacement	Amp 70	Adams Street	\$ 1.00
Common Area/ Exterior Lighting Replacement	Amp 70	Adams Street	\$ 1.00
Communication/ Security Systems Installation	Amp 70	Adams Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 70	Adams Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 70	Adams Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 70	Adams Street	
Light Poles & Lumineers Replacement	Amp 70	Adams Street	\$ 1.00
Fire Alarm System Modernization	Amp 70	Adams Street	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 70	Adams Street	\$ 1.00
Hot Water Storage Tank Replacement	Amp 70	Adams Street	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 70	Adams Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 70	Adams Street	
Sanitary Lines Replacement	Amp 70	Adams Street	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Sprinkler System Modernization	Amp 70	Adams Street	
Master Security Plan	Amp 70	Coggeshall Street	\$ 1.00
Relocation	Amp 70	Coggeshall Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 70	Coggeshall Street	
Basement Access Upgrades	Amp 70	Coggeshall Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 70	Coggeshall Street	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 70	Coggeshall Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 70	Coggeshall Street	
Roof/ Gutters Replacement	Amp 70	Coggeshall Street	
Siding/ Trim Replacement	Amp 70	Coggeshall Street	
Windows Replacement	Amp 70	Coggeshall Street	\$ 1.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 70	Coggeshall Street	
Flooring Replacement	Amp 70	Coggeshall Street	\$ 1.00
Unit Door/ Hardware Replacement	Amp 70	Coggeshall Street	\$ 1.00
Kitchen Renovations	Amp 70	Coggeshall Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 70	Coggeshall Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 70	Coggeshall Street	\$ 1.00
Walkways Replacement	Amp 70	Coggeshall Street	\$ 1.00
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 70	Coggeshall Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 70	Coggeshall Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 70	Coggeshall Street	\$ 1.00
Communication/ Security Systems Installation	Amp 70	Coggeshall Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 70	Coggeshall Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 70	Coggeshall Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 70	Coggeshall Street	
Light Poles & Lumineers Replacement	Amp 70	Coggeshall Street	\$ 1.00
Fire Alarm System Modernization	Amp 70	Coggeshall Street	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 70	Coggeshall Street	\$ 1.00
Hot Water Storage Tank Replacement	Amp 70	Coggeshall Street	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 70	Coggeshall Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 70	Coggeshall Street	
Sanitary Lines Replacement	Amp 70	Coggeshall Street	
Master Security Plan	Amp 70	Shawmut Avenue	\$ 1.00
Relocation	Amp 70	Shawmut Avenue	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 70	Shawmut Avenue	

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Basement Access Upgrades	Amp 70	Shawmut Avenue	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 70	Shawmut Avenue	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Front/ Rear Porches Replacement	Amp 70	Shawmut Avenue	
Roof/ Gutters Replacement	Amp 70	Shawmut Avenue	
Siding/ Trim Replacement	Amp 70	Shawmut Avenue	
Windows Replacement	Amp 70	Shawmut Avenue	\$ 1.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 70	Shawmut Avenue	
Flooring Replacement	Amp 70	Shawmut Avenue	
Unit Door/ Hardware Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Kitchen Renovations	Amp 70	Shawmut Avenue	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 70	Shawmut Avenue	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 70	Shawmut Avenue	\$ 1.00
Walkways Replacement	Amp 70	Shawmut Avenue	\$ 1.00
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Appliance Gas to Electric Conversion	Amp 70	Shawmut Avenue	
Building Service Main Load Center/ Switchgear Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Communication/ Security Systems Installation	Amp 70	Shawmut Avenue	\$ 1.00
Unit / Building Lighting Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 70	Shawmut Avenue	
Unit/ Common Switch/ Receptacle Replacement	Amp 70	Shawmut Avenue	
Light Poles & Lumineers Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Fire Alarm System Modernization	Amp 70	Shawmut Avenue	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Hot Water Storage Tank Replacement	Amp 70	Shawmut Avenue	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 70	Shawmut Avenue	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 70	Shawmut Avenue	
Sanitary Lines Replacement	Amp 70	Shawmut Avenue	
Master Security Plan	Amp 70	Topham Street	\$ 1.00
Relocation	Amp 70	Topham Street	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 70	Topham Street	
Basement Access Upgrades	Amp 70	Topham Street	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 70	Topham Street	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 70	Topham Street	\$ 1.00
Front/ Rear Porches Replacement	Amp 70	Topham Street	
Roof/ Gutters Replacement	Amp 70	Topham Street	
Siding/ Trim Replacement	Amp 70	Topham Street	
Windows Replacement	Amp 70	Topham Street	\$ 1.00

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
<u>Building Interior</u>			
Bathroom Renovations	Amp 70	Topham Street	
Flooring Replacement	Amp 70	Topham Street	
Unit Door/ Hardware Replacement	Amp 70	Topham Street	\$ 1.00
Kitchen Renovations	Amp 70	Topham Street	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 70	Topham Street	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 70	Topham Street	\$ 1.00
Walkways Replacement	Amp 70	Topham Street	\$ 1.00
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 70	Topham Street	\$ 1.00
Appliance Gas to Electric Conversion	Amp 70	Topham Street	
Building Service Main Load Center/ Switchgear Replacement	Amp 70	Topham Street	\$ 1.00
Communication/ Security Systems Installation	Amp 70	Topham Street	\$ 1.00
Unit / Building Lighting Replacement	Amp 70	Topham Street	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 70	Topham Street	
Unit/ Common Switch/ Receptacle Replacement	Amp 70	Topham Street	
Light Poles & Lumineers Replacement	Amp 70	Topham Street	\$ 1.00
Fire Alarm System Modernization	Amp 70	Topham Street	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 70	Topham Street	\$ 1.00
Hot Water Storage Tank Replacement	Amp 70	Topham Street	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 70	Topham Street	
Potable Water Service Lines/ Isolation Valves Replacement	Amp 70	Topham Street	
Sanitary Lines Replacement	Amp 70	Topham Street	
2022 - Debt Service <i>(5%)</i>	Amp 80	Satellite Village	\$47,894.25
Master Security Plan	Amp 80	Satellite Village	\$ 1.00
Relocation	Amp 80	Satellite Village	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 80	Satellite Village	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 80	Satellite Village	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 80	Satellite Village	\$ 1.00
Front/ Rear Porches Replacement	Amp 80	Satellite Village	\$ 1.00
Roof/ Gutters Replacement	Amp 80	Satellite Village	
Siding/ Trim Replacement	Amp 80	Satellite Village	\$ 530,247.00
Windows Replacement	Amp 80	Satellite Village	
<u>Building Interior</u>			
Bathroom Renovations	Amp 80	Satellite Village	
Flooring Replacement	Amp 80	Satellite Village	
Unit Door/ Hardware Replacement	Amp 80	Satellite Village	\$ 1.00
Kitchen Renovations	Amp 80	Satellite Village	\$ 1.00
<u>Grounds/ Site</u>			

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Fence Installation/ Replacement	Amp 80	Satellite Village	\$ 1.00
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 80	Satellite Village	\$ 1.00
Walkways Replacement	Amp 80	Satellite Village	\$ 1.00
<u>Electrical</u>			
Access Control/ Intercom Systems Installation/ Replacement	Amp 80	Satellite Village	\$ 1.00
Appliance Gas to Electric Conversion	Amp 80	Satellite Village	
Building Service Main Load Center/ Switchgear Replacement	Amp 80	Satellite Village	\$ 1.00
Communication/ Security Systems Installation	Amp 80	Satellite Village	\$ 1.00
Unit / Building Lighting Replacement	Amp 80	Satellite Village	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 80	Satellite Village	\$ 1.00
Unit/ Common Switch/ Receptacle Replacement	Amp 80	Satellite Village	\$ 1.00
Light Poles & Lumineers Replacement	Amp 80	Satellite Village	\$ 1.00
Fire Alarm System Modernization	Amp 80	Satellite Village	
<u>Heating/ Plumbing/ HVAC</u>			
Heating/ HVAC Systems Replacement	Amp 80	Satellite Village	\$ 1.00
Hot Water Storage Tank Replacement	Amp 80	Satellite Village	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 80	Satellite Village	\$ 1.00
Potable Water Service Lines/ Isolation Valves Replacement	Amp 80	Satellite Village	
Sanitary Lines Replacement	Amp 80	Satellite Village	
2015 - Debt Service <i>(4%)</i>	Amp 90	Dottin Place I	\$38,506.50
2022 - Debt Service <i>(9%)</i>	Amp 90	Dottin Place I	\$86,209.65
Master Security Plan	Amp 90	Dottin Place I	\$ 1.00
Relocation	Amp 90	Dottin Place I	\$ 1.00
<u>Building Exterior</u> <i>(Including Office/ Administration Buildings)</i>			
Alternative Energy Measures/ Construction	Amp 90	Dottin Place I	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 90	Dottin Place I	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 90	Dottin Place I	
Front/ Rear Porches Replacement	Amp 90	Dottin Place I	\$ 1.00
Property Office Renovations	Amp 90	Dottin Place I	
Roof/ Gutters Replacement	Amp 90	Dottin Place I	\$ 1.00
Siding/ Trim Replacement	Amp 90	Dottin Place I	\$ 1.00
Windows Replacement	Amp 90	Dottin Place I	
<u>Building Interior</u> <i>(Including Office/ Administration Buildings)</i>			
Bathroom Renovations	Amp 90	Dottin Place I	
Flooring Replacement	Amp 90	Dottin Place I	
Unit Door/ Hardware Replacement	Amp 90	Dottin Place I	\$ 1.00
Kitchen Renovations	Amp 90	Dottin Place I	
<u>Grounds/ Site</u> <i>(Including Office/ Administration Buildings)</i>			
Fence Installation/ Replacement	Amp 90	Dottin Place I	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 90	Dottin Place I	\$ 1.00
Walkways Replacement	Amp 90	Dottin Place I	\$ 1.00
<u>Electrical</u> <i>(Including Office/ Administration Buildings)</i>			

Federal Capital Plan 2027 - 2031 Draft for Posting	Amp	Development	2027
Access Control/ Intercom Systems Installation/ Replacement	Amp 90	Dottin Place I	\$ 1.00
Appliance Gas to Electric Conversion	Amp 90	Dottin Place I	\$ 1.00
Building Service Main Load Center/ Switchgear Replacement	Amp 90	Dottin Place I	\$ 1.00
Communication/ Security Systems Installation	Amp 90	Dottin Place I	\$ 1.00
Unit / Building Lighting Replacement	Amp 90	Dottin Place I	\$ 1.00
Unit/ Common Load Center Replacement/ Relocation	Amp 90	Dottin Place I	\$ 1.00
Unit/ Common Switch/ Receptacle Replacement	Amp 90	Dottin Place I	\$ 1.00
Light Poles & Lumineers Replacement	Amp 90	Dottin Place I	\$ 1.00
Fire Alarm System Modernization	Amp 90	Dottin Place I	
<u>Heating/ Plumbing/ HVAC</u> <i>(Including Office/ Administration Buildings)</i>			
Heating/ HVAC Systems Replacement	Amp 90	Dottin Place I	\$ 529,808.60
Hot Water Storage Tank Replacement	Amp 90	Dottin Place I	\$ 1.00
Kitchen & Bath Exhaust Systems Installation/ Replacement	Amp 90	Dottin Place I	\$ 1.00
Potable Water Service Lines/ Isolation Valves Replacement	Amp 90	Dottin Place I	
Sanitary Lines Replacement	Amp 90	Dottin Place I	
Master Security Plan	Amp 90	Dottin Place II	\$ 1.00
Relocation	Amp 90	Dottin Place II	\$ 1.00
<u>Building Exterior</u>			
Alternative Energy Measures/ Construction	Amp 90	Dottin Place II	
Building Exterior Power Washing/ Painting/ Waterproofing	Amp 90	Dottin Place II	\$ 1.00
Entry Doors/ Storm Doors/ Hardware Replacement	Amp 90	Dottin Place II	\$ 1.00
Front/ Rear Porches Replacement	Amp 90	Dottin Place II	\$ 1.00
Roof/ Gutters Replacement	Amp 90	Dottin Place II	\$ 1.00
Siding/ Trim Replacement	Amp 90	Dottin Place II	\$ 1.00
Windows Replacement	Amp 90	Dottin Place II	\$ 1.00
<u>Building Interior</u>			
Bathroom Renovations	Amp 90	Dottin Place II	
Flooring Replacement	Amp 90	Dottin Place II	
Unit Door/ Hardware Replacement	Amp 90	Dottin Place II	\$ 1.00
Kitchen Renovations	Amp 90	Dottin Place II	
<u>Grounds/ Site</u>			
Fence Installation/ Replacement	Amp 90	Dottin Place II	
Parking Lot Replacement/ Resurfacing & Line Striping	Amp 90	Dottin Place II	\$ 1.00
Walkways Replacement	Amp 90	Dottin Place II	\$ 1.00

Financial Resources - A statement of financial resources, including a listing of general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents, interest income, service and sales fee, portability activity and other revenue sources that benefit the federal programs.

Planned Sources	Planned Activity
Federal Subsidy Sources	
Operating Fund Subsidy	7,919,925
Section - 8 Housing Choice Voucher Subsidies	21,528,051
Capital Fund Program Subsidies	7,607,453
Resident Operating Supportive Services Subsidies	151,085
Total Federal Subsidy Sources	37,218,333
Other Federal Sources	
Public Housing Tenant Rents	14,337,110
Public Housing Other Revenues	708,031
Public Housing Interest Income	774,554
Public Housing Fraud Revenues	41,799
Section - 8 Housing Choice Voucher Other Revenues	271,608
Section - 8 Housing Choice Voucher Interest Income	335,443
Section - 8 Housing Choice Voucher Fraud Revenues	111,172
Total Other Federal Sources	16,579,717
Total Resources	53,798,051