

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** 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.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <b>Chicopee Housing Authority</b> PHA Code: <b>MA008</b>          PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> <b>High Performer</b>          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b>July 1, 2016</b>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <b>383</b> Number of Housing Choice Vouchers (HCVs) <b>393</b>          Total Combined <b>776</b>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p style="text-align: center;"><b>128 Meetinghouse Road Chicopee, MA 01013 and          ONLINE</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> X Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> X Financial Resources.</p> <p><input type="checkbox"/> X Rent Determination.</p> <p><input type="checkbox"/> X Homeownership Programs.</p> <p><input type="checkbox"/> X Safety and Crime Prevention.</p> <p><input type="checkbox"/> X Pet Policy.</p> <p><input type="checkbox"/> X Substantial Deviation.</p> <p><input type="checkbox"/> X Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> X Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> X Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> X Demolition and/or Disposition.</p> <p><input type="checkbox"/> X Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> X Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> X Project Based Vouchers.</p> <p><input type="checkbox"/> X Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> X Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>The Chicopee Housing Authority has aggressively pursued other funding opportunities to modernize units in the 3 federal developments. As a result of that effort, the CHA obtained from Action for Boston Community Development, Inc. funding for the installation of energy efficient heating and hot water systems at Canterbury Arms Apartments in the amount of \$160,000 and for energy efficient heating and hot water systems at the Cabot Manor Apartments in the amount of \$410,500 between the period from June 2015 - July 2016. In the fall of 2015 the CHA collaborated with the City of Chicopee, local employers, Elms College, Holyoke Community College, Valley Opportunity Council, and Career Point to apply for the Working Cities Challenge Design Grant in order to help the Cabot Manor and Memorial Apartment residents to develop career pathways in order to obtain more diverse employment opportunities, higher wages, and eventually self-sufficiency.</b></p> <p><b>The Valley Opportunity Council in conjunction with the CHA recently applied for a grant for the Educational and Work Readiness Program funded by the Regional Employment Board as a way CHA residents 16- 24 years of age can obtain funds for college, improve financial literacy, and receive assistance in finding a career as a means to achieve self- sufficiency.</b></p> <p><b>The 2 part-time employees of the Work Experience Program were able to find employment positions in the private market and 2 new residents were hired to begin the work training program.</b></p> <p><b>CHA office and maintenance staff completed Fair Housing Training conducted by the Massachusetts Commission Against Discrimination.</b></p> <p><b>The CHA has not had the opportunity to apply for additional Vouchers as they have not been available. Letters were sent to landlords to increase Voucher Program units in income diverse neighborhoods.</b></p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> X</p> <p>If yes, please describe:</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.  The CHA modified the Lease Provision of Formal Grievance Procedure to reduce the number of hearing officers from 3 to 1.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? There are no Resident Advisory Boards at the CHA. Resident meetings were conducted at the 3 CHA Federal Developments. Meeting minutes are attached.</p> <p>Y N  <input type="checkbox"/> X</p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D. Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</b>	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. HUD approved the 5 Year Action Plan on April 13, 2015.</p>

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

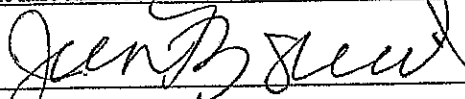
CHICOPEE HOUSING AUTHORITY

MA008

PHA Name

PHA Number/HA Code

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



Name of Authorized Official

Title

Jean L. Fitzgerald

Board Chairperson

Signature

Date 3/9/2016

CHA AGENCY PLAN/CAPITAL FUND PROGRAM  
MEMORIAL APARTMENTS  
Resident Advisory Board Meeting Minutes  
12/11/15

The Memorial Apts. Tenant Advisory Board meeting to discuss the annual Agency Plan and Capital Fund Program opened at 2PM with introductions from Chicopee Housing Authority (CHA) Executive Director Monica Pacello Blazic. Ms. Blazic explained the purpose of the annual meeting with residents and how the plan addresses resident issues ranging from renting, maintaining and future planning for the development.

Ms. Blazic discussed the federal grants for operations and capital improvements to the residents. Before introducing senior staff she explained the federal requirement for subsidized tenants to perform community service and that the CHA was actively pursuing this. She also described changes to the tenant lease regarding the grievance process.

Betsy Partyka-Narey, Director of Finance, gave a brief review of projected operating subsidies for the three CHA federal developments. A hand out was presented to tenants showing the Operating Fund and Capital Fund Grants received for each of the federal developments with approximately 34% earmarked for Memorial.

Robert Kachinski, CHA Modernization Coordinator discussed modernization efforts through the Capital Fund Program. Mr. Kachinski distributed a hand out which detailed projects in the current five year action plan as well as highlighting past projects and proposed future projects.

Patricia Leeper, Section 8 Supervisor, gave a brief presentation of the Housing Choice Voucher Program including information on current HAP payments made by the CHA and the number of active vouchers.

Following staff reports the floor was opened for discussion. Tenants commented on the following:

Tenants complained of cars speeding through the development to avoid the traffic light. Speed bumps were requested.

Several tenants complained about their window screens. This issue was referred to the Maintenance dept.

The meeting was closed at 3:05PM

CHA AGENCY PLAN/CAPITAL FUND PROGRAM  
CABOT MANOR APARTMENTS  
Resident Advisory Board Meeting Minutes  
12/17/15

The Cabot Manor Tenant Advisory Board meeting to discuss the annual Agency Plan and Capital Fund Program opened at 2PM. One tenant attended the meeting

Executive Director Monica Pacello Blazic explained the purpose of the annual meeting and introduced senior staff to present information pertaining to their departments.

Robert Kachinski, CHA Modernization Coordinator discussed modernization efforts through the Capital Fund Program. Mr. Kachinski distributed a hand out which detailed projects in the current five year action plan as well as highlighting past projects and proposed future projects.

Patricia Leeper, Section 8 Supervisor, gave a brief presentation of the Housing Choice Voucher Program including information on how portability works. She also mentioned the 10 year waiting list.

Ms. Blazic gave an overview of the difference between Operating and Capital Fund grants. She explained how the operating funds were used for tenant services while the capital funds were used to maintain and improve the development.

Following staff reports the floor was opened for discussion.

Ms. Miranda from 99 Stonina complained of mopeds being driven through the development off the streets and harassing tenants. She also complained of drug sales from 85 Stonina Dr. Ms. Blazic assured her the police would be contacted regarding the mopeds and that the illegal activity at 85 Stonina was already under investigation.

The meeting was closed at 2:45 PM.

CHA AGENCY PLAN/CAPITAL FUND PROGRAM  
CANTERBURY ARMS APARTMENTS  
Resident Advisory Board Meeting Minutes  
12/22/15

The Canterbury Arms Tenant Advisory Board meeting to discuss the annual Agency Plan and Capital Fund Program opened at 2PM with introductions from Chicopee Housing Authority (CHA) Executive Director Monica Pacello Blazic. Ms. Blazic explained the purpose of the annual meeting with residents and how the plan addresses resident issues ranging from renting, maintaining and future planning for the development.

Ms. Blazic introduced senior staff at which time each department head presented information pertaining to their departments.

Betsy Partyka-Narey, Director of Finance, gave a brief review of projected subsidies for both the Operating and Capital Funds. She explained how the three CHA developments were broken down by percentages based on unit counts and how much of the subsidies would be going to operating and maintaining Canterbury Arms.

Robert Kachinski, CHA Modernization Coordinator discussed modernization efforts through the Capital Fund Program. Mr. Kachinski distributed a hand out which detailed projects in the current five year action plan as well as highlighting past projects and proposed future projects.

Maintenance Operations Manager David Dymek reported on the efforts to prepare for REAC and how those efforts resulted in a score of 92 for Canterbury.

Patricia Leeper, Section 8 Supervisor, gave a brief presentation of the Housing Choice Voucher Program including information on how portability works. She also mentioned the 10 year waiting list.

Following staff reports the floor was opened for discussion. Tenants commented on the following:

Tenants complained of non-residents parking in the lot and increased activity in the parking lot at night. Ms. Blazic instructed tenants to contact the police anytime this occurs.

Tenants complained of water leaks and drafts from the air conditioner sleeves. This is to be addressed in the near future with Capital Funding. The weather stripping on the porch doors is also to be addressed.

Ms. Blazic explained a recent change to the tenant lease that reduced the number of hearing officers from three to one for the grievance process.

The meeting was closed at 3:10 PM.