



54 LOCKE STREET CHELSEA, MASSACHUSETTS 02150

PHONE: (617) 884-5617

FAX: (617) 884-6552

Estimado/a Participante:

Durante el año calendario 2025, la Autoridad de Vivienda de Chelsea (CHA) hará la transición de las regulaciones actuales que rigen el cálculo de ingresos y alquiler bajo 24 CFR 5.609 a las regulaciones actualizadas según lo requerido por la Ley de Modernización de Oportunidades de Vivienda de 2016 (HOTMA) e implementadas por HUD en el Aviso del Registro Federal del 14/2/23 y el Aviso PIH 2023-27, Aviso PIH 2024-38.

A continuación, se presenta un resumen de los cambios a nuestro Plan Administrativo y ACOP:

- **Formulario de consentimiento:** Las PHA deben comenzar haciendo que las familias firmen el nuevo formulario HUD 9886-A.
- **EID:** HUD eliminó la autoridad legal para el EID. El EID solo está disponible para las familias que eran elegibles y estaban participando en el programa hasta el 31 de diciembre de 2023 o antes; no se podrán agregar nuevas familias a partir del 1 de enero de 2024. Si una familia está recibiendo el EID antes o en la fecha efectiva del 31 de diciembre de 2023, tiene derecho al beneficio completo por un período total de 24 meses.
- **NSPIRE:** El Departamento de Vivienda y Desarrollo Urbano (HUD) está implementando los Estándares Nacionales para la Inspección Física de Bienes Raíces (NSPIRE) como reemplazo de los Estándares de Calidad de Vivienda (HQS). NSPIRE tiene nuevos requisitos que la Autoridad de Vivienda de Chelsea implementará a partir del 1 de octubre de 2025. (Tenga en cuenta que la fecha efectiva para NSPIRE cambió solo para la Sección 8 al 1/10/2025).
- **Jerarquía de verificación:** HUD desarrolló una jerarquía que describe la documentación de verificación desde la más aceptable hasta la menos aceptable.
- **Verificación con fecha dentro de 120 días:** HUD actualizó la orientación para la documentación escrita de terceros para incluir un documento original o auténtico generado por una fuente externa fechado dentro de los 120 días posteriores a la fecha en que fue recibido por la PHA. (Esto es discrecional. Adoptamos esta política).
- **Verificación de fuentes de ingresos fijos:** Las PHA pueden aceptar una declaración con fecha dentro del año de beneficios correspondiente para fuentes de ingresos fijos. (Esto es discrecional. Adoptamos esta política).
- **Verificación de ingresos por "Safe Harbor":** Permite a la PHA usar determinaciones de ingresos de otros programas federales de asistencia pública basados en necesidades para verificar el ingreso anual. (Esto es discrecional. Adoptamos esta política).
- **Verificación de Números de Seguro Social (SSN):** Las PHA tienen la opción de aceptar una autocertificación y un documento de verificación de terceros con el nombre del solicitante impreso para cumplir con los requisitos de divulgación del SSN. (Esto es discrecional. Adoptamos esta política).

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

Financial Resources Planned Sources and Uses		
Sources	Planned\$	Planned Uses
1. Federal Grants (FY 2025 2rants)		
a) Public Housing Operating Fund	\$2,240,669	
a) Public Housing Capital Fund '25	\$1,385,462	
a) HOPE VI Revitalization		
b) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 13,062,504	
d) Resident Opportunity and Self- Sufficiency Grants	\$87,000	
e) Community Development Block Grant		
f) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2023 MA01P016501-23	\$ 510,733.29	Capital improvements
CFP 2024 MA01P016501-24	\$1,283,436	Capital improvements
3. Public Housing Dwelling Rental Income	\$2,130,000	
4. Other income (list below)		
Administration Fee (Amesbury Housing HCV)	\$865,212	
Administration Fee (Natick Housing HCV)	\$92,174.40	
Administration Fee (Saugus Housing HCV)	\$86,607.36	
Laundry/parking/misc.	\$ 5,000	
4. Non-federal sources (list below)		
MRVP	\$53,400	
State Dwelling Rental Income (EOHLC)	\$3,019,000	
State Operating Subsidy	\$3,501,458	
Total resources	\$ 28,322,656.05	

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/30/2024

Approved By: POPE , TALITHA

Part I: Summary						
PHA Name : Chelsea Housing Authority		Locality (City/County & State)				
PHA Number: MA016		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)	\$1,283,436.00	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00

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Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$1,283,436.00
ID0000112	2024 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000113	2024 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$393,436.00
ID0000114	2024 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Upgrade kitchen		\$100,000.00
ID0000115	2024 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000116	2024 Window replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows pha wide		\$180,000.00
ID0000117	2024 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000118	2024 Common Area Heat(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace all common area heat sources		\$12,500.00
ID0000119	2024 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000120	2024 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000121	2024 balcony structural repair(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Tuck Pointing)	Margolis 16-4 repair balconies		\$40,000.00
ID0000122	2024 Carport Drain system (Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Storm Drainage)	Margolis 16-4 roof drains and down spouts from roof need placement leaking into carports		\$100,000.00
ID0000123	2024 Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000137	2024 Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom upgrades pha wide		\$150,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000144	2025 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000145	2025 Common Area Heat(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace all common area heat sources		\$12,500.00
ID0000146	2025 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000147	2025 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000148	2025 balcony structural repair(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Tuck Pointing)	Margolis 16-4 repair balconies		\$40,000.00
ID0000149	2025 Carport Drain system (Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Storm Drainage)	Margolis 16-4 roof drains and down spouts from roof need placement leaking into carports		\$100,000.00
ID0000150	2025 Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000151	2026 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000152	2026 Carport Drain system (Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Storm Drainage)	Margolis 16-4 roof drains and down spouts from roof need placement leaking into carports		\$100,000.00
ID0000153	2026 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000154	2026 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000155	2026 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$100,000.00
ID0000156	2026 Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom upgrades pha wide		\$150,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000157	2026 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000158	2026 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000159	2026 Common Area Heat(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Interior (1480)-Mechanical)	Replace all common area heat sources		\$12,500.00
ID0000160	2026 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000161	2026 Window replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows pha wide		\$180,000.00
ID0000162	2026 balcony structural repair(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Tuck Pointing)	Margolis 16-4 repair balconies		\$40,000.00
ID0000163	2026 Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000164	2027 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000165	2027 Carport Drain system (Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Storm Drainage)	Margolis 16-4 roof drains and down spouts from roof need placement leaking into carports		\$100,000.00
ID0000166	2027 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000167	2027 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000168	2027 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$100,000.00
ID0000169	2027 Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom upgrades pha wide		\$150,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000170	2027 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000171	2027 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000172	2027 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000173	2027 Window replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows pha wide		\$180,000.00
ID0000174	2027 balcony structural repair(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Tuck Pointing)	Margolis 16-4 repair balconies		\$40,000.00
ID0000177	Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000178	Common Area Heat(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Interior (1480)-Mechanical)	Replace all common area heat sources		\$12,500.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000179	2028 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000180	2028 Carport Drain system (Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Storm Drainage)	Margolis 16-4 roof drains and down spouts from roof need placement leaking into carports		\$100,000.00
ID0000181	2028 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000182	2028 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000183	2028 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$100,000.00
ID0000184	2028 Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom upgrades pha wide		\$150,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000185	2028 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000186	2028 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000187	2028 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000188	2028 Window replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows pha wide		\$180,000.00
ID0000189	2028 balcony structural repair(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Tuck Pointing)	Margolis 16-4 repair balconies		\$40,000.00
ID0000190	2028Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000191	2028 Common Area Heat(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace all common area heat sources		\$12,500.00

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- **EIV:** Las PHA no están obligadas a usar EIV durante reexaminaciones interinas. (Esto es discrecional. Decidimos **no** adoptar esta política).
- **Uso de nuevas exclusiones de ingresos bajo 24 CFR 5.609(b) – Obligatorio a partir del 1/7/2025.**
- **Uso de definiciones seleccionadas en 24 CFR 5.100, 5.403 y 5.603 – Obligatorio a partir del 1/7/2025.**
- **Implementación de políticas relacionadas con errores de minimis – Obligatorio a partir del 1/7/2025.**