

AVISO LEGAL

La Autoridad de Vivienda de Chelsea ha desarrollado su Plan Anual de la PHA para el año fiscal 2027 y revisó los documentos de respaldo de acuerdo con las regulaciones federales.

Compartiremos el borrador del Plan Anual de la CHA propuesto y todos los documentos de respaldo con la Junta Asesora de Residentes (RAB). Los borradores de los planes y los documentos de respaldo están disponibles para su revisión a partir del 25 de junio de 2026 en la oficina principal de la Autoridad, ubicada en 54 Locke Street, Chelsea y en el sitio web de la CHA en www.chelseaha.com Se aceptarán comentarios escritos hasta el cierre de operaciones, el miércoles 12 de agosto de 2026.

Además, se llevará a cabo una audiencia pública **el miércoles 19 de agosto de 2026 a las 8:30 am** en la oficina administrativa principal de la Autoridad de Vivienda de Chelsea, 54 Locke Street, Chelsea. El público este invitado

AUTORIDAD DE VIVIENDA DE CHELSEA

AVISO IMPORTANTE PARA RESIDENTES DE VIVIENDA PÚBLICA Y PARTICIPANTES DEL PROGRAMA DE VALES DE VIVIENDA (SECTION 8)

Estimado(a) residente/participante:

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) ha realizado cambios bajo la ley HOTMA (Housing Opportunity Through Modernization Act). Estos cambios afectan la manera en que se calculan los ingresos, bienes, deducciones y la renta para las familias que reciben asistencia federal de vivienda.

La Autoridad de Vivienda de Chelsea implementará estos cambios de acuerdo con las regulaciones de HUD y las políticas de la agencia.

1. Cambios en el cálculo de bienes (activos)

Los ingresos generados por bienes o propiedades pueden contarse de manera diferente. HUD ahora requiere una revisión más detallada de los bienes del hogar. Las familias cuyos bienes excedan los límites establecidos por HUD podrían perder la elegibilidad para recibir asistencia de vivienda. Tener una propiedad adecuada para vivir también puede afectar la elegibilidad.

2. Nuevo límite de bienes

Las regulaciones federales prohíben recibir asistencia de vivienda si los bienes netos de la familia exceden el límite permitido por HUD (actualmente más de \$100,000, sujeto a cambios) o si la familia es propietaria de una vivienda adecuada para vivir, a menos que aplique una excepción aprobada por HUD.

3. Recertificaciones interinas

Las familias pueden solicitar una recertificación interina cuando sus ingresos disminuyan.

La Autoridad de Vivienda también puede realizar una recertificación interina cuando haya un aumento significativo en los ingresos del hogar.

Los residentes siguen siendo responsables de reportar todos los cambios requeridos en ingresos y composición familiar.

Aumentos de ingresos: La Autoridad de Vivienda realizará una recertificación interina cuando tenga conocimiento de que los ingresos ajustados de la familia han aumentado un 10% o más al año, o la cantidad establecida por HUD. Varios aumentos pequeños pueden sumarse y alcanzar ese 10%.

Disminuciones de ingresos: La Autoridad de Vivienda realizará una recertificación interina cada vez que los ingresos ajustados de la familia disminuyan, sin importar la cantidad.

4. Aumento de la deducción por dependientes

La deducción por cada dependiente elegible aumentó de \$480 a aproximadamente \$525 al año, sujeto a ajustes de HUD.

5. Aumento de la deducción para familias de personas mayores o con discapacidades

La deducción para familias de personas mayores o con discapacidades aumentó de \$400 a aproximadamente \$525 al año, sujeto a ajustes de HUD.

6. Cambios en la deducción por gastos médicos

El límite para deducir gastos médicos no reembolsados ha aumentado. Solo se podrán deducir los gastos médicos elegibles que excedan el límite establecido por HUD.

7. Exenciones por dificultades económicas

HUD ha creado exenciones para familias que enfrenten dificultades económicas debido a cambios en las deducciones de gastos médicos, cuidado infantil u otras situaciones financieras calificadas.

8. Deducciones por gastos de cuidado infantil

Algunas familias que ya no calificarían para esta deducción podrían recibir una exención temporal por dificultades económicas.

9. Eliminación del Programa de Exclusión de Ingresos Ganados (EID)

El beneficio EID ya no estará disponible para nuevos participantes. Las familias que ya recibían este beneficio podrán continuar recibéndolo hasta que termine su período de elegibilidad.

10. Uso de determinaciones de ingresos de otros programas

HUD ahora permite que las Autoridades de Vivienda utilicen determinaciones de ingresos de ciertos programas federales para verificar ingresos, cuando las regulaciones lo permitan.

11. Cambios en la política de preferencias de la lista de espera

La Autoridad de Vivienda de Chelsea ha actualizado su política de preferencias para ofrecer más oportunidades a los solicitantes que califican para varias categorías.

Anteriormente, cada preferencia valía un punto y el máximo era dos puntos. Además, las personas que calificaban para la Preferencia de Veterano no podían recibir también la Preferencia para Víctimas de Violencia Doméstica (VAWA).

Ahora los puntos se asignarán de la siguiente manera:

- Preferencia por Residencia Local – 2 puntos
- Preferencia para Veteranos – 2 puntos
- Preferencia VAWA (Víctimas de Violencia Doméstica) – 1 punto

Los solicitantes ahora pueden recibir puntos por todas las categorías para las que califiquen.

12. NSPIRE

HUD está implementando los Estándares Nacionales para la Inspección Física de Bienes Raíces (NSPIRE), que reemplazarán los actuales Estándares de Calidad de Vivienda (HQS).

NSPIRE incluye nuevos requisitos que la Autoridad de Vivienda de Chelsea comenzará a aplicar a partir del 1 de febrero de 2027.

(Este cambio aplica únicamente al Programa de Vales de Vivienda - HCV/Section 8).

(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 Grants)		
a) Public Housing Operating Fund	\$	
a) Public Housing Capital Fund '25	\$	
a) HOPE VI Revitalization		
b) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$	
d) Resident Opportunity and Self- Sufficiency Grants	\$	
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	\$	Capital improvements
CFP 2024 MA01P016501-24	\$	Capital improvements
3. Public Housing Dwelling Rental Income		
	\$	
4. Other income (list below)		
Administration Fee (Amesbury Housing HCV)	\$	
Administration Fee (Natick Housing HCV)	\$	
Administration Fee (Saugus Housing HCV)	\$	
Laundry/parking/misc.	\$	
4. Non-federal sources (list below)		
MRVP	\$	
State Dwelling Rental Income (EOHLC)	\$	
State Operating Subsidy	\$	
Total resources	\$	

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/15/2026

Approved By: NORMAN, KARA

Part I: Summary						
PHA Name : Chelsea Housing Authority		Locality (City/County & State)				
PHA Number: MA016		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000254	2026 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000256	2026 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000258	2026 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$10,000.00
ID0000259	2026 Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom upgrades pha wide		\$10,000.00
ID0000260	2026 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$95,000.00
ID0000261	2026 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000262	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
ID0000263	2026 Apartment Heat Replacement (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all apartment Heating units		\$50,000.00
ID0000265	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
ID0000266	2026 Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000267	2025 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000271	2025 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000273	2025 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000274	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
ID0000275	2025 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000276	2025 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000277	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
ID0000279	2025 Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000313	roof job(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	replace roofs, fascia, gutters, and soffit		\$10,000.00
ID0000315	replace trash compactor, trashroom upgrade(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	replace compactor, replace chute doors in each trash room		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000316	paint common areas(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	paint all common areas.hallways, stairwells, lobby's, etc		\$10,000.00
ID0000317	electric system upgrade(Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels)	upgrade electrical systems, panels, switchgear, re-wire, devices, lighting etc		\$25,000.00
ID0000318	fire alarm upgrade(Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels)	upgrade electrical systems, panels, switchgear, re-wire, devices, lighting, fire alarm system, etc		\$25,000.00
ID0000319	accessible shower units(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	replace bathtubs with accessible shower stalls		\$10,000.00
	Subtotal of Estimated Cost			\$900,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000280	2027 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$180,000.00
ID0000282	2027 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000283	2027 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000284	2027 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$100,000.00
ID0000285	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
ID0000286	2027 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$125,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000287	2027 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000288	2027 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$150,000.00
ID0000290	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
ID0000291	Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000292	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
	Subtotal of Estimated Cost			\$900,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000257	2026 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000293	2028 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000295	2028 Administrative(Administration (1410)-Salaries)	Admin salary for employees associated with cap fund		\$70,000.00
ID0000296	2028 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$10,000.00
ID0000297	2028 Kitchen Upgrade(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchen		\$190,000.00
ID0000298	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000299	2028 Sprinkler head replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace carport sprinkler heads at 16-4		\$25,000.00
ID0000300	2028 Common Area Floors(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace all common area floors		\$12,500.00
ID0000301	2028 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$50,000.00
ID0000302	2028 Window replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace all windows pha wide		\$180,000.00
ID0000303	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
ID0000304	2028Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$50,000.00
ID0000305	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARGOLIS-SCRIVANO-MACE APARTMENTS (MA016000001)			\$900,000.00
ID0000306	Copy of 2029 Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground repairs		\$60,000.00
ID0000307	Copy of 2028 Apartment Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment entry doors need replacement all developments		\$100,000.00
ID0000308	Copy of 2028 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
ID0000309	Copy of 2028Laundry shut off valves (Dwelling Unit-Interior (1480)-Plumbing)	shut off valves at each apartment laundry room		\$70,000.00
ID0000310	Copy of 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
ID0000312	Copy of 2028 Apartment Electric Heat Replace (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all electric apartment Heating units		\$507,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000320	Convert Gas stoves to electric(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit - Conversion (1480))	Replace all gas stoves for electric		\$110,000.00
	Subtotal of Estimated Cost			\$900,000.00

