

Notice of Public Hearing

The Needham Housing Authority invites all tenants and the general public to a review of the Authority's Proposed Five-Year Action Plan for Fiscal Year 2021-2025

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's federal public housing.

Hearing time and date: **10:00 AM** on **5/3/2021**

Hearing location: Virtual

Webinar ID: **829 6755 2675**

Link to join the webinar: <https://us02web.zoom.us/j/82967552675>

Residents and the public are invited to review the Five-Year Action Plan before the hearing and may submit public comments as noted below. The Authority shall consider the concerns of any Local Tenants' Organization (LTO) or Resident Advisory Board (RAB) regarding needs and priorities and incorporate some or all of such needs and priorities in the draft plan if deemed by the Authority to be consistent with sound management. Substantive comments will be summarized and included in the Annual Plan when it is submitted to the Department of Housing Urban Development (HUD).

- o Copies of the Action Plan are available at the Authority's office or may be reviewed online at www.needhamhousing.org
- o Comments may be submitted orally at the hearing, by emailing the housing authority office, or by submitting written comments at the housing authority office. Comments must be received no later than the close of the public hearing. For reasonable accommodation requests contact the housing authority office by 5/2/2021 at 4:00 PM.
- o Contact information for Needham Housing Authority:
 - Office: 28 Captain Robert Cook Drive, Needham, MA 02494
 - Phone: (781) 444-3011
 - Email: amedeiros@needhamhousing.org

You are invited to a Zoom webinar.
When: May 3, 2021 10:00 AM Eastern Time (US and Canada)
Topic: My Webinar

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82967552675>

Or iPhone one-tap :

US: +13126266799,,82967552675# or +19292056099,,82967552675#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900
6833 or +1 253 215 8782

Webinar ID: 829 6755 2675

International numbers available: <https://us02web.zoom.us/j/82967552675> **Detailed Instructions for**

Remote Access

Уведомление об организации общественных слушаний

Жилищное управление г. Нидхем (Needham Housing Authority) предлагает всем квартиросъемщикам и всему населению поучаствовать в обсуждении предлагаемого управлением 5-летнего плана работы на финансовый период с 2021 по 2025 год.

Этот план работы дает представление о деятельности управления и его планах на ближайший финансовый период в разрезе реализации государственной программы жилищного строительства.

Дата и время слушаний: **03.05.2021 в 10:00**

Место проведения: виртуально

Идентификатор вебинара: **829 6755 2675**

Ссылка на вебинар: <https://us02web.zoom.us/j/82967552675>

У жильцов и всех желающих есть возможность ознакомиться с 5-летним планом работы до начала слушаний и предоставить свои комментарии в описанном ниже порядке. Работники Управления рассмотрят все вопросы, представленные местными организациями квартиросъемщиков (Local Tenants' Organization (LTO)) или Консультативного совета жильцов (Resident Advisory Board (RAB)) в части потребностей и приоритетных направлений, и учтут некоторые из них или все в проекте своего плана, при условии соответствия таких вопросов порядку рациональной работы Управления. Конкретные комментарии будут укрупненно включены в Годовой план работы, представляемый в Министерство жилищного строительства и городского развития (Department of Housing Urban Development (HUD)).

- Копии Плана работы можно получить в офисе управления или ознакомиться с ним на сайте www.needhamhousing.org
- Комментарии можно представлять устно во время слушаний, по электронной почте в адрес жилищного управления или по обычной почте в адрес офиса жилищного управления. Комментарии принимаются до завершения общественных слушаний. По вопросам организации специальных условий для посещения этих слушаний обращайтесь в офис управления не позднее 16:00 02.05.2021.
- Координаты Жилищного управления г. Нидхем (Needham Housing Authority):
Адрес офиса: 28 Captain Robert Cook Drive, Needham, MA 02494
Тел.: (781) 444-3011.
Эл. почта: amedeiros@needhamhousing.org

Вас пригласили участвовать в вебинаре посредством Zoom.
Когда: 03 мая 2021 г. 10:00 по восточному времени (США и Канада)
Тема: мой вебинар

Для участия в вебинаре воспользуйтесь следующей ссылкой.

<https://us02web.zoom.us/j/82967552675>

Или в одно касание с iPhone:

США: +13126266799,,82967552675# или +19292056099,,82967552675#

Или по телефону:

Наберите (для максимального качества звонка набирайте номер телефона ближайшего региона):
США: +1 312 626 6799 или +1 929 205 6099 или +1 301 715 8592 или +1 346 248 7799 или +1 669 900
6833 или +1 253 215 8782

Идентификатор вебинара: 829 6755 2675

Доступны международные номера: <https://us02web.zoom.us/j/kd8fsoHXu> **Детальные инструкции по настройке удаленного доступа**

Aviso de Audiencia Pública

La Autoridad de Vivienda de Needham invita a todos los inquilinos y al público en general a revisar el Plan de Acción Quinquenal propuesto por la Autoridad para el año fiscal 2021-2025

El plan anual tiene como objetivo proporcionar información sobre las operaciones y los planes de la Autoridad para el próximo año fiscal, ya que afectan las viviendas públicas federales de la Autoridad.

Fecha y hora de la audiencia: **10:00 am** el **03/may/2021**
Ubicación de la audiencia: virtual
ID del seminario web: **829 6755 2675**

Enlace para unirse al seminario web: <https://us02web.zoom.us/j/82967552675>

Se invita a los residentes y al público a revisar el Plan de Acción Quinquenal antes de la audiencia y pueden enviar comentarios públicos como se indica a continuación. La Autoridad considerará las preocupaciones de cualquier Organización de Inquilinos Locales (LTO) o Junta Asesora de Residentes (RAB) con respecto a las necesidades y prioridades e incorporará algunas o todas esas necesidades y prioridades en el borrador del plan si la Autoridad lo considera consistente con la administración. Los comentarios sustantivos se resumirán e incluirán en el Plan Anual cuando se presente al Departamento de Desarrollo Urbano de Vivienda (HUD).

- o Las copias del Plan de acción están disponibles en la oficina de la Autoridad o pueden revisarse en línea en www.needhamhousing.org
- o Los comentarios pueden presentarse oralmente en la audiencia, enviando un correo electrónico a la oficina de la autoridad de vivienda o enviando comentarios por escrito en la oficina de la autoridad de vivienda. Los comentarios deben recibirse a más tardar al cierre de la audiencia pública. Para solicitudes de ajustes razonables, comuníquese con la oficina de la autoridad de vivienda antes del 02/may/2021 a las 4:00 p.m.
- o Información de contacto de Autoridad de Vivienda de Needham:
Oficina: 28 Captain Robert Cook Drive, Needham, MA 02494
Teléfono: (781) 444-3011
Correo electrónico: amedeiros@needhamhousing.org

Está invitado a un seminario web de Zoom.
Cuándo: 3 de mayo de 2021 a las 10:00 a.m., hora del este (EE.UU. y Canadá)
Tema: Mi seminario web

Haga clic en el enlace a continuación para unirse al seminario web:

<https://us02web.zoom.us/j/82967552675>

O utilice su iPhone con un toque:

EE.UU: +13126266799,,82967552675# o +19292056099,,82967552675#

O por teléfono:

Marcar (para mayor calidad, marque un número según su ubicación actual):

EE.UU: +1 312 626 6799 o +1 929 205 6099 o +1 301 715 8592 o +1 346 248 7799 o +1 669 900
6833 o +1 253 215 8782

ID del seminario web: 829 6755 2675

Números internacionales disponibles: <https://us02web.zoom.us/j/82967552675> **Instrucciones
detalladas para Acceso remoto**

公開聽證會通知

尼達姆住房管理局 (Needham Housing Authority) 邀請所有租戶和公眾參加管理局提議的《2021-2025 財政年度五年行動計畫》審查。

本《年度計畫》旨在介紹管理局下一財政年度的運作和計畫，因為它們會影響管理局的聯邦公共住房。

聽證會時間和日期： 2021 年 5 月 3 日 上午 10:00

聽證會地點：虛擬方式

網路研討會識別號碼：829 6755 2675

點擊連結加入網路研討會：<https://us02web.zoom.us/j/82967552675>

管理局邀請居民和公眾在聽證會之前審查《五年行動計畫》，並可按照以下說明提交公眾意見。管理局應考慮《當地租戶組織》(LTO) 或《居民諮詢委員會》(RAB) 在需求和優先事項方面所關注的問題，並在管理局認為符合健全管理的情況下，將部分或全部需求和優先事項納入計畫草案。實質性意見將在提交給住房和城市發展部(HUD)後進行總結並納入《年度計畫》。

- 《行動計畫》副本可到管理局辦公室索取，也可在網上查閱
www.needhamhousing.org
- 居民和公眾可在聽證會上口頭提出意見，也可以向房屋管理局辦公室發送電子郵件提出意見，或者到房屋管理局辦公室提交書面意見。意見必須在公開聽證會結束前提交到相關部門。若有合理的輔助服務要求，請於 2021 年 5 月 2 日下午四點前聯絡房屋管理局辦公室。
- Needham Housing Authority 的聯絡資訊：

辦公室：28 Captain Robert Cook Drive, Needham, MA 02494

電話：(781) 444-3011

電子郵件：amedeiros@needhamhousing.org

我們邀請您來參加 Zoom 網路研討會。

時間：(美國和加拿大) 東部時間 2021 年 5 月 3 日 上午 10:00

主題：我的網路研討會

請點擊下面的連結加入網路研討會：

<https://us02web.zoom.us/j/82967552675>

或者蘋果 one-tap 軟件：

美國：+13126266799,82967552675# 或 +19292056099,82967552675#

或手機：

撥號 (要獲得更高品質，請根據您的當前位置撥號)：

美國：+1 312 626 6799 或者 +1 929 205 6099 或者 +1 301 715 8592 或者 +1 346 248 7799 或者 +1

669 900 6833 或者 +1 253 215 8782

網路研討會識別號碼：829 6755 2675

國際號碼：<https://us02web.zoom.us/j/82967552675> [遠程訪問說明](#)

公开听证会通知

尼达姆住房管理局（Needham Housing Authority）邀请所有租户和公众参加管理局提议的《2021-2025 财政年度五年行动计划》审查。

本《年度计划》旨在介绍管理局下一财政年度的运作和计划，因为它们会影响管理局的联邦公共住房。

听证会时间和日期： 2021 年 5 月 3 日 上午 10:00

听证会地点：虚拟方式

网络研讨会识别号码： **829 6755 2675**

点击链接加入网络研讨会： <https://us02web.zoom.us/j/82967552675>

管理局邀请居民和公众在听证会之前审查《五年行动计划》，并可按照以下说明提交公众意见。管理局应考虑《当地租户组织》（LTO）或《居民咨询委员会》（RAB）在需求和优先事项方面所关注的问题，并在管理局认为符合健全管理的情况下，将部分或全部需求和优先事项纳入计划草案。实质性意见将在提交给住房和城市发展部（HUD）后进行总结并纳入《年度计划》。

- 《行动计划》副本可到管理局办公室索取，也可在网上查阅 www.needhamhousing.org
- 居民和公众可在听证会上口头提出意见，也可以向房屋管理局办公室发送电子邮件提出意见，或者到房屋管理局办公室提交书面意见。意见必须在公开听证会结束前提交到相关部门。若有合理的辅助服务要求，请于 2021 年 5 月 2 日下午四点前联络房屋管理局办公室。
- Needham Housing Authority 的联络信息：
 - 办公室： 28 Captain Robert Cook Drive, Needham, MA 02494
 - 电话： (781) 444-3011
 - 电子邮件： amedeiros@needhamhousing.org

我们邀请您来参加 Zoom 网络研讨会。

时间：（美国和加拿大）东部时间 2021 年 5 月 3 日 上午 10:00

主题：我的网络研讨会

请点击下面的链接加入网络研讨会：

<https://us02web.zoom.us/j/82967552675>

或者苹果 one-tap 软件：

美国：+13126266799,,82967552675# 或 +19292056099,,82967552675#

或手机：

拨号（要获得更高质量，请根据您的当前位置拨号）：

美国：+1 312 626 6799 或者 +1 929 205 6099 或者 +1 301 715 8592 或者 +1 346 248 7799 或

者 +1 669 900 6833 或者 +1 253 215 8782

网络研讨会识别号码：829 6755 2675

国际号码：<https://us02web.zoom.us/j/82967552675> [远程访问说明](#)

Capital Fund Program - Five-Year Action Plan

Status: Under Review

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary

PHA Name : Needham Housing Authority

Locality (City/County & State)
 Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: MA065

A.	Development Number and Name	Work Statement for				
		Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
	HIGH ROCK ESTATES (MA065000002)	\$23,444.00	\$8,444.00	\$50,000.00	\$27,927.00	\$101,000.00
	AUTHORITY-WIDE	\$33,000.00	\$30,000.00	\$39,500.00	\$30,000.00	\$40,000.00
	NEEDHAM HA (MA065000001)	\$272,483.00	\$290,483.00	\$239,427.00	\$271,000.00	\$187,927.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 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		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	HIGH ROCK ESTATES (MA065000002) Powerwashing Houses(Dwelling Unit-Exterior (1480)-Other)	Powerwash 60 houses at High Rock Estates		\$13,444.00
ID0052	High Rock Shed replacement(Non-Dwelling Construction-New Construction (1480)-Storage Area) AUTHORITY-WIDE (NAWASD)	Shed replacement		\$10,000.00
ID0042	Operations(Operations (1406))	Operations		\$30,000.00
ID0043	Environmental Review(Contract Administration (1480)-Other Fees and Costs) NEEDHAM HA (MA065000001)	Environmental Review		\$3,000.00
				\$272,483.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 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 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Surveillance Project (Non-Dwelling Construction - Mechanical (1480)-Other)	It was recommended 13 cameras at Captain Robert Cook Drive and 7 at Sebbeds Way Apartments for coverage of each property. Electrical system		\$100,000.00
ID0046	Captain Robert Cook Roofs(Non-Dwelling Exterior (1480)-Roofs)	Roofs		\$172,483.00
	Subtotal of Estimated Cost			\$328,927.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	NEEDHAM HA (MA065000001) Captain Robert Cook Pavement(Non-Dwelling Exterior (1480)-Other)	Pavement		\$170,000.00
ID0050	Captain Robert Cook Tree trimming(Non-Dwelling Site Work (1480)-Landscape)	CRG-Trimming		\$1,000.00
ID0053	Captain Robert Cook Roofs(Non-Dwelling Exterior (1480)-Roofs)	Roofs		\$100,000.00
ID0055	CRG Pavement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair roads, sidewalks, parking lots & fire lanes at Captain Robert Cook Drive & Seabeds Way (actual estimated cost is \$275,000)		\$18,483.00
ID0059	Surveillance (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	CRG/SB		\$1,000.00
	HIGH ROCK ESTATES (MA065000002)			\$8,444.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0049	High Rock Landscape (Non-Dwelling Site Work (1480)-Landscape)	repair landscape		\$8,444.00
	AUTHORITY-WIDE (NAVASD)			\$30,000.00
ID0070	Operations(Operations (1406))	operations		\$30,000.00
	Subtotal of Estimated Cost			\$328,927.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	NEEDHAM HA (MA065000001) Captain Robert Cook/Seabeds Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair roads, sidewalks, parking lots & fire lanes at Captain Robert Cook Drive & Seabeds Way (actual estimated cost is \$275,000)		\$170,000.00
ID0057	Captain Robert Cook/Seabeds Roofs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Roofs		\$1,000.00
ID0061	Office renovation (Non-Dwelling Interior (1480)-Administrative Building)	Admin Office addition to the current building or renovate garage area to add more offices. 1-5 office space		\$68,427.00
	HIGH ROCK ESTATES (MA065000002)			\$50,000.00
ID0058	High Rock Roofs(Non-Dwelling Exterior (1480)-Roofs)	HRH		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$39,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0071	Operation(Operations (1406))	Operations		\$39,500.00
	Subtotal of Estimated Cost			\$328,927.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	NEEDHAMHA (MA065000001)			
ID0062	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair roads, sidewalks, parking lots & fire lanes at Captain Robert Cook Drive & Seabeds Way (actual estimated cost is \$275,000)		\$1,000.00
ID0064	Captain Robert Cook/Seabeds (Dwelling Unit-Exterior (1480)-Siding)	Siding		\$270,000.00
	HIGH ROCK ESTATES (MA065000002)			\$27,927.00
ID0063	Tree Trimming(Dwelling Unit-Site Work (1480)-Landscape)	HIRH		\$10,000.00
ID0065	High Rock Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	60 Houses repaving driveways 25x25		\$17,927.00
	AUTHORITY-WIDE (NAWASD)			\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	Operations(Operations (1406))	Operations		\$30,000.00
	Subtotal of Estimated Cost			\$328,927.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	HIGH ROCK ESTATES (MA065000002) Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 30 houses at High Rock Estates (actual estimated cost is \$240,000)		\$80,000.00
ID0041	Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	Physical Needs Assessment for High Rock Estates		\$10,000.00
ID0051	High Rock Tree Trimming(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming & Removal at High Rock Estates (12 Large Trees on NHA Property)		\$10,000.00
ID0069	High Rock Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs on 10 houses at High Rock Estates		\$1,000.00
	NEEDHAM HA (MA065000001)			\$187,927.00
ID0040	Kitchen Modernization(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen renovations in 18 units at Seabeds Way (actual estimated cost is \$189,000)		\$127,927.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	Playground Wea Pad(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	CRC sprinkler playground		\$10,000.00
ID0048	Captain Robert Cook Bathroom Mod(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace cabinets /countertop-s/Upgrades in 25 bathrooms at Captain Robert Cook Drive & Seabeds Way developments (actual estimated cost is \$125,000)		\$20,000.00
ID0068	Seabeds Flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace common area flooring		\$29,000.00
ID0074	CRC Siding(Non-Dwelling Exterior (1480)-Siding)	Siding on 4 houses		\$1,000.00
	AUTHORITY-WIDE (NAWASD)			\$40,000.00
ID0073	Operations(Operations (1406))	Operations		\$40,000.00
	Subtotal of Estimated Cost			\$328,927.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year	1	2021	
Development Number/Name		Estimated Cost	
General Description of Major Work Categories			
Housing Authority Wide			
Operations(Operations (1406))			\$30,000.00
Environmental Review(Contract Administration (1480)-Other Fees and Costs)			\$3,000.00
Subtotal of Estimated Cost			\$33,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2022

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$30,000.00
Subtotal of Estimated Cost	\$30,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2023

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operator(Operations (1406))	\$39,500.00
Subtotal of Estimated Cost	\$39,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2024

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$30,000.00
Subtotal of Estimated Cost	\$30,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operation(Operations (1406))		\$40,000.00
Subtotal of Estimated Cost		\$40,000.00