

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

Quincy Housing Authority FY 2008 Agency Plan

**Resubmission to HUD
September 16, 2008***

Electronic File "MA020v01"

* Attachment 13 has been added to address 504 and LEP issues. There were no other changes to the plan.

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Quincy

PHA Number: MA020

PHA Fiscal Year Beginning: (07/2008)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

It is the mission of the Quincy Housing Authority (QHA) to promote, develop and maintain affordable rental and home-ownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice. By providing an environment of choice, strengthened by essential support services, the Authority seeks to assist eligible households and individuals of low and moderate income in achieving household stability and economic self-sufficiency. In fulfilling its mission, the QHA seeks to become more entrepreneurial in its activities and to manage its assets wisely and in accordance with sound business practices.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management:
(**QHA PHAS score = 90 as of 6/30/07**).
 - Improve voucher management:
(**QHA SEMAP score = 95, as of 6/30/07**).
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards (already at 110% of FMR)
 - Implement (continue with) voucher homeownership program:
 - Implement public housing or other (approved) homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families: (through Step Up, FSS, etc.)
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

- (1) Seek funding for Section 504 deficiencies cited in HUD Review (No. 01-04-R003-4).
- (2) Comply with LEP Plan for translation of core documents and to provide interpreters, when required, in accordance with the Voluntary Compliance Agreement with HUD, dated 6/14/04, and the LEP Plan submitted to HUD on 10/21/04. **See LEP Progress Report in Section 21.**
- (3) Notify all tenants, voucher holders, and landlords of the Violence against Women’s Act (VAWA) and VAWA-related requirements and protections (This was done during the FY 2007 Plan Year).**

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Streamlined Plan:**
- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

In its FY 2008 Agency Plan, the Quincy Housing Authority (QHA) seeks to promote, develop and maintain affordable rental and home-ownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice. The QHA intends to continue essential support services and to assist eligible households and individuals of low and moderate income in achieving household stability and economic self-sufficiency. The QHA intends to become more entrepreneurial in its activities and to manage its assets wisely and in accordance with sound business practices. Some highlights of the FY 2008 Plan include:

- (1) **Maintaining flat rents at the same level for the fourth year in a row;**
- (2) **Continuing progress on the rehabilitation of the MA 20-1 Riverview development through the Capital Bond Financing Program and Capital Fund Program.**
- (3) **Entering into a comprehensive contract for energy conservation programs at all developments.**
- (4) **Continuing the Homeownership and FSS Programs;**
- (5) **Joining the statewide Section 8 Waiting List;**
- (6) **To finalize the conversion to Asset Based Management by June 30, 2008 and to procure and complete a Physical Needs Assessment during FY 2008.**
- (7) **Continuing to make progress on issues relating to VAWA, LEP, and Section 504.**

III. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration*
- FY 2008 Capital Fund Program Annual Statement (Refer to Attachment 1, Electronic File "MA020a01").
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

* The QHA is exempt from the deconcentration requirement as it operates only one federal general occupancy family development.

Optional Attachments:

- PHA Management Organizational Chart (If needed, refer to Attachment 3, Electronic File "MA020a03").
- FY 2008 Capital Fund Program 5 Year Action Plan (Refer to Attachment 1, Electronic File "MA020a01").
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)—Refer to Attachment 11, Electronic File "MA020a11".**
- Other (List below, providing each attachment name)**

Attachment 2: Capital Fund Program Bond Plan Performance & Evaluation Report (Electronic File "MA020a02")

Attachment 4: FY 2003 (501-03) Capital Fund Performance & Evaluation Report/Grant 1 (Electronic File "MA020a04")

Attachment 5: FY 2003 (502-03) Capital Fund Performance & Evaluation Report/Grant 2 (Electronic File "MA020a05")

Attachment 6: FY 2004 (501-04) Capital Fund Performance & Evaluation Report (Electronic File "MA020a06")

Attachment 7: FY 2005 (501-05) Capital Fund Performance & Evaluation Report (Electronic File "MA020a07")

Attachment 8: FY 2006 (501-06) Capital Fund Performance & Evaluation Report (Electronic File "MA020a08")

Attachment 9: FY 2007 (501-07) Capital Fund Performance & Evaluation Report (Electronic File "MA020a09")

Attachment 10: Names and Addresses of RAB Members (Electronic File "MA020a10").

Attachment 12: QHA Response to RAB and Public Hearing Comments (Electronic File "MA020a12").

Attachment 13: Additional information on 504 and LEP issues (Electronic File "MA020a13").

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan for Housing Choice Vouchers including Amendments, Addendums, etc.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CGP and CFP Budgets/Progress Reports for any active grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program, including Capacity Statement. <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Public Housing Pet Policies and Rules	Annual Plan: Pet Policy
X	Section 8 Project-Based Assistance Program Information.	Annual Plan: Housing Needs
X	Preliminary Conversion Analysis	Annual Plan: Conversions of Public Housing
X	Census 2000 SF3 Summary File for the City of Quincy	Annual Plan: Housing Needs
X	Community Service Policy	Annual Plan: Community Service
X	Policies and Procedures regarding Violence Against Women's Act (VAWA)	Annual Plan
X	Policies and Procedures regarding Limited English Proficiency (LEP)	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall Number	Afford - ability	Supply	Quality	Access -ibility	Size	Loca- tion
Income <= 30% of AMI	6,972 households*	5	5	5	5	5	5
Income >30% but <=50% of AMI	4,385 households*	4	5	3	4	4	3
Income >50% but <80% of AMI	9,117 households*	3	4	3	3	4	2
Elderly (0-80% AMI)	6,729 households* *	5	5	5	5	5	5
Families with Disabilities	1,684 households ***	4	5	4	4	5	4
By Race/Ethnicity (0-80% AMI)	See below	See below	See below	See below	See below	See below	See below
White	17,206 households*	3	4	3	3	4	2
Black	338 households*	3	4	3	3	4	2
Asian	2,055 households*	3	4	3	3	4	2
Hispanic	491 households*	3	4	3	3	4	2
Other (Pacific Island, American Indian, Alaskan Native, Multiple Races, Other Races)	693 households*	3	4	3	3	4	2

NOTES ON HOUSING NEEDS TABLE

* For families and race/ethnicity, the % of AMI has been determined using Quincy's average household size of approximately 2.3 persons per household (population of 88,025 divided by households of 38,893). The # of households falling within each AMI category has been determined by the total number falling within the closest census reported income ranges that approximate the actual AMI ranges.

** For the elderly, the 1 person AMI standard has been used in the census age groupings of 65 years plus. If one adds in persons ages 55-64, the numbers reported would increase by 1,703.

*** For persons with disabilities, census data is difficult to interpret; therefore, only households reporting SSI as income are listed.

Information was derived from the Census 2000 Summary File 3, prepared by the Massachusetts Institute of Social and Economic Research.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s: City of Quincy and Quincy/Weymouth Consortium
Indicate year: 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
2000 Census SF3 Summary File for the City of Quincy

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (as of 1/22/08)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	29	100.0%	24
Extremely low income <=30% AMI	22	75.9%	
Very low income (>30% but <=50% AMI) and Low income (>50% but <80% AMI)	7	24.1%	
Families with children	Not Applicable (N/A)	Not Applicable (N/A)	
Elderly families	5	17.2%	
Individuals and Families with Disabilities	N/A	N/A	
Other Individuals	24	82.8%	
White	20	69.0%	
African American	0	0.0%	
Hispanic	1	3.4%	
Asian	8	27.6%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? since 08/1999			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes*			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
* The QHA plans on joining the statewide Section 8 Waiting List.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing Elderly/Disabled (combined federal and state as of 1/22/08)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,309	100.0%	43
Extremely low income <=30% AMI	1,156	88.3%	
Very low income (>30% but <=50% AMI)	119	9.1%	
Low income (>50% but <80% AMI)	34	2.6%	
Families with children	0	0.0%	
Elderly	441	33.7%	
Near Elderly	123*	9.4%	
Families with Disabilities	745**	56.9%	
Other Individuals	0	0.0%	
White	770	58.8%	
Afro-American	153	11.7%	
Hispanic	59	4.5%	
Asian	318	24.3%	
American Indian	9	0.7%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	1,309	100.0%	43
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

* Includes SSI/Disability between Ages 50-62.

** Includes SSI/Disability under Age 50.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing Family (combined federal and state as of 1/22/08)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,977	100.0%	30
Extremely low income <=30% AMI	1,771	89.6%	
Very low income (>30% but <=50% AMI)	188	9.5%	
Low income (>50% but <80% AMI)	18	0.9%	
Families with children	1,504	76.1%	
Elderly families	71	3.6%	
Other—Families without Children	358	18.1%	
Families with Disabilities	44	2.2%	
White	662	33.5%	
Afro-American	484	24.5%	
Hispanic	391	19.8%	
Asian	428	21.6%	
American Indian	12	0.6%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	191	9.7%	1
2 BR	1,275	64.5%	18
3 BR	460	23.3%	10
4 BR	51	2.5%	1
5 BR	0	0.0%	
5 BR +	0	0.0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? The Waiting List was opened on May 1, 2007 and was closed on November 23, 2007.			
Does the PHA expect to reopen the list in the PHA Plan year?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
- Provide improved systems of on-site management.
- Maintain section 8 lease-up rates.
- Continue marketing the section 8 program to owners.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
- Continue HUD Mandatory Income Disregards (effective 10/1/99).
- The Flat Rents will remain the same as the FY 2005, FY 2006, and FY 2007 flat rents: 1BR = \$819; 2BR = \$1,013; 3BR = \$1,260; and 4BR = \$1,459.**

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
- Continue HUD Mandatory Income Disregards (effective 10/1/99).
- The Flat Rents will remain the same as the FY 2005, FY 2006, and FY 2007 flat rents: 1BR = \$819; 2BR = \$1,013; 3BR = \$1,260; and 4BR = \$1,459.**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
[Provide for Section 504 renovations and reasonable accommodations as required/feasible.](#)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
- Affirmatively market to races/ethnicities with housing needs.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

LEP: The QHA is committed to complying with federal requirements in providing meaningful access to its LEP clients. No LEP client will be denied meaningful access to a QHA program because the client does not speak English or communicates in English on a limited basis. All Section 8 and Public Housing correspondence that pertains to official business such as annual and interim recertifications, required attendance at a private conference or meeting, or an invitation to a public meeting or hearing, will include the following statement in the language(s) that have been identified to those requiring assistance in overcoming language barriers: *Important; Please have this notice translated immediately.*

See Section 21 at the end of the Plan Template for LEP Progress Report.

VAWA: The QHA is committed to complying with federal requirements regarding the Violence against Women’s Act (VAWA). The QHA has amended its Public Housing Lease and ACOP and Section 8 Administrative Plan policies, procedures, and practices to comply with the VAWA. **AND, the QHA has notified all tenants, voucher holders, and landlords of the Violence against Women’s Act (VAWA) and VAWA-related requirements and protections**

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)**
HUD Requirements regarding LEP, VAWA, etc.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$2,446,996	
b) Public Housing Capital Fund	\$1,153,558	
c) HOPE VI Revitalization	---	
d) HOPE VI Demolition	---	
e) 1. HCV	\$10,203,163	
e) 2. Mainstream	\$1,038,705	
e) 3. SRO	\$28,896	
f) FY 2004 ROSS Grants	\$148,765	
g) FY 2004 ROSS Grant (Homeownership)	\$227,142	
h) FY 2004 FSS Grant	\$23,466	
i) Community Development Block Grant (Quincy-Weymouth Consortium)	\$14,270	20-1 Boardwalk
j) HOME	---	
Other Federal Grants (list below)		
a) Shelter + Care	\$35,682	Shelter + Care
b) Shelter + Care Renewals (Awarded for FY 2006)	\$54,257	Shelter + Care
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) YouthBuild	\$131,822	Youth Vocational Services and Training
b) CFP 501-06	\$327,073	Modernization
c) CFP 501-07	\$486,134	Modernization
3. Public Housing Dwelling Rental Income		
a) Rent Rolls and Fees	\$2,520,000	Operations
b) Excess Utilities	\$17,404	Operations
4. Other income (list below)		
a) 1. Investment Income (Unrestricted)	\$5,055	Operations
a) 2. Investment Income (Restricted)	\$108,495	20-1 Riverview
b) Other Revenue (Non CFP Gross Bond)	\$1,196,683	Riverview Comprehensive Exterior Modernization
c) Laundry Income	\$23,970	Extraordinary Maint
d) Cell Tower	\$21,600	Extraordinary Maint 20-4
5. Non-federal sources		
a) Community Preservation Act	\$72,000	20-1 Boardwalk
TOTAL RESOURCES	\$20,285,136	SEE ABOVE

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 20-40
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Other Lease Violations; History with other PHAs, VAWA-related protections.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No*: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

* The QHA is in the process of implementing FBI record checks.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office (or via mail or per reasonable accommodation)
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One*
- Two
- Three or More

* The QHA manages one community wide waiting list for state and federal housing. An applicant is entitled to one offer when their name reaches the top of this community wide waiting list. If an applicant refuses the offer, the applicant shall be placed at the bottom of the waiting list if the list is open, or removed from the waiting list if the list is closed. There are exceptions to the *one offer* policy for those applicants who qualify for a special housing assignment, and can show good cause for declining an offer. Good cause and reasons for special housing assignment are detailed in the Admissions and Continued Occupancy Policy.

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

① Per the QHA ACOP, transfers will be done at a rate of one transfer for every four new admissions and this includes those protected by VAWA.

② Transfers will also be allowed for reasonable accommodation purposes as necessary.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Resident Handbooks, LEP, VAWA Information, **Community Service Policy**

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)** _____
- At time of relocation
- At admission to program

(6) Deconcentration and Income Mixing*

* QHA exempt as it operates only one federal family general occupancy development.

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts*
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts*
- List (any applicable) developments below:

* QHA exempt as it operates only one federal family general occupancy development.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) VAWA issues may mitigate other issues.

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No*: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- * The QHA is in the process of implementing FBI record checks.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Current address and current landlord information as requested.
VAWA information material.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- * Other federal or local program (list below)
- * [The QHA will join the statewide list administered by NAHRO—see Section 19 of the Plan Template near the end.](#)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office (or via mail or per reasonable accommodation)
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The QHA will extend the Section 8 Search Time beyond 180 Days if requested as a reasonable accommodation to make the program accessible to a family member who has a disability. In this case, the search time will be extended up to the term reasonably required for this purpose.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes* No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

* The QHA Board has approved a preference for those who live and work in the jurisdiction but has postponed its implementation pending a detailed analysis of its Waiting List pursuant to the Findings in the Langlois, et al, v. Abington Housing Authority, et al (Civ. Action No. 98-12336-NG).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction* (see note above and on on next page marked with an *)
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s)—(1) Successful graduate of QHA's Public Housing Homeownership Program; (2) Eligible in-place tenants residing in a project-based unit at time of selection.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 3 Residents who live and/or work in your jurisdiction*
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 2 Successful graduate of QHA’s Public Housing Homeownership Program.
- 2 Eligible in-place tenants residing in a project-based unit at time of selection.

* The QHA Board has approved a preference for those who live and work in the jurisdiction but has postponed its implementation pending a detailed analysis of its Waiting List pursuant to the Findings in the Langlois, et al, v. Abington Housing Authority, et al (Civ. Action No. 98-12336-NG).

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers*
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

* For Section 8 WL Preferences it is Date and Time 1st then Income.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan (and Addenda thereto)
- Briefing sessions and written materials
- Other (list below)

Grant/Program Informational Materials.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through (published) notices to potential applicants and recipients
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No*: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?\

* At a fixed amount for those who opt for flat rents.

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase, decrease, or family composition change. However, the QHA has adopted a policy of not instituting rent adjustments when the gross income increase is less than 10%.
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

The following has been previously incorporated into QHA's ACOP: **Enterprise Income Verification-- Staff will use enterprise income verification techniques, which are considered a type of third party verification, during required reexaminations (and initial application, if available) of family income.**

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents*

3. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
- HUD Published Section 8 FMRs
- RAB Input

*** The Flat Rents will remain the same as the FY 2005, FY 2006, and FY 2007 flat rents: 1BR = \$819; 2BR = \$1,013; 3BR = \$1,260; and 4BR = \$1,459.**

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

Section 8 Initiatives

The Quincy Housing Authority continues to operate a Section 8 Homeownership Program and has successfully assisted **six (6)** Section 8 participants achieve that goal. When feasible, the QHA will absorb other agencies voucher holders, when requested, to allow them participation in the QHA's Section 8 Homeownership Program.

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- * Above 110% of FMR (if HUD approved; describe circumstances below)
If necessary for a reasonable accommodation for a disabled person.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50 (\$50)
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The QHA has adopted a minimum rent of \$50 per month. The regulations found at 5.630 regarding financial hardship exemption from minimum rent shall apply. The QHA must grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship. Financial hardship is defined as:

- (a). When the family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program, including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996.
- (b). When the family would be evicted because they are unable to pay the minimum rent.
- (c). When the income of the family has decreased because of changed circumstances, including loss of employment.
- (d). When a death has occurred in the family.

(3) Other

The following has been incorporated into QHA's Sect. 8 Admin Plan: Enterprise Income Verification-- Staff will use enterprise income verification techniques, which are considered a type of third party verification, during required reexaminations (and initial application, if available) of family income.

5. Operations and Management

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached as Attachment 3, Electronic File “MA20a03”. Note: This organizational chart is subject to change in order for the QHA to implement HUD-required project-based management and accounting.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	647	73
Section 8 Housing Choice Vouchers	735	24
Section 8 Designated Housing	100	3
Section 8 Enhanced Vouchers	53	6
Section 8 Mod Rehab	8	1
Section 8 Project-Based Program	57	2
Shelter + Care	0	0

The QHA also participates in a program run by the Medford Housing Authority whereas up to seventeen (17) vouchers are available to victims of abuse.

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- a. Public Housing Admissions and Continued Occupancy Plan.
- b. Addendum to Public Housing Lease.
- c. Pet Policy.
- d. Grievance Procedure.

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan for the Housing Choice Voucher Program.
- Section 8 Enhanced Voucher Plan.
- Section 8 Homeownership Plan.
- Section 8 Project-Based Plan.

Note: The QHA Maintenance Procedures, Manuals, and Resident Lease describe other maintenance procedures including the prevention and eradication of pest infestation.

Also, the QHA maintains information on LEP, VAWA, Community Service, [Enterprise Income Verification](#), and other information, which relates to Public Housing and/or Section 8.

6. PHA Grievance Procedures [24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office (or via mail or per reasonable accommodation).

PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office (or via mail or per reasonable accommodation).

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (Refer to Attachment 1, Electronic File "MA020a01").

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (Refer to Attachment 1, Electronic File "MA020a01")

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Other Capital Improvement Related Initiatives

- (1) Continuing progress on the rehabilitation of the MA 20-1 Riverview development through the Capital Bond Financing Program and Capital Fund Program.
- (2) Entering into a comprehensive contract for energy conservation programs at all developments.
- (3) To procure and complete a Physical Needs Assessment during FY 2008.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Riverview*	
1b. Development (project) number: MA 20-1	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Sept. 30, 2008	
5. Number of units affected: 1	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: April 1, 2008	
b. Projected end date of activity: Sept. 30, 2008	

* THE AUTHORITY WOULD PROPOSE TO DISPOSE OF THE LAND ON WHICH THE CITY OF QUINCY FIRE STATION IS LOCATED TO THE CITY OF QUINCY FOR CONTINUED USE AS A FIRE STATION FOR THE AREA.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes* No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

* The QHA has a valid extension of its Designated Housing Plan through October 15, 2009.

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development names: Pagnano Towers; O'Brien Towers; Drohan Apartments	
1b. Development (project) numbers: MA20-2, 4, 6	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved , submitted, or planned for submission: 8/27/2007	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Extension of a previously-approved Designation Plan.	
6. Number of units affected: 470 units	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development: 80% Elderly/20% Disabled of Total of All 3 Developments.	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Component 10 (B) Voluntary Conversion Initial Assessments

- a) How many of the PHA’s developments are subject to the Required Initial Assessments? One—MA 20-1 (Riverview), the only family development.
- b) How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Three—MA 20-2, 4, 6, all of which are elderly/disabled developments.
- c) How many Assessments were conducted for the PHA’s covered developments? One—MA 20-1 (Riverview), the only family development. This initial assessment relied on existing data including an analysis of prorated capital fund and operating costs as compared to the Section 8 voucher cost. The analysis was prepared using the June 22, 2001 HUD Final Rule (66 FR 4476) on Voluntary Conversions-Required Initial Assessments. Refinements to this assessment will be conducted as HUD issues further guidance and clarification.

The Preliminary Conversion Analysis was completed as part of the Year 3 Agency Plan and is both on-file and in the on-display portion of this year’s FY 2008 Agency Plan.

- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units
Not Applicable	Not Applicable

- If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Not Applicable

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

The QHA operates a Section 8 Homeownership Program and the policies and procedures governing this program are both on-file and on-display.

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No:* Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). **(If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)**

* Despite the fact that the QHA does not administer a 5(h) or HOPE 1 Homeownership Program, it has been awarded a HUD Resident Opportunity Self Sufficiency (ROSS) Homeownership grant of \$250,000 for 3 years.

The intent of the Quincy Housing Authority (QHA) Resident Homeownership Program is to provide families of low-income, disabled families and elderly families who are eligible for Resident Homeownership Program the option of utilizing this assistance in purchasing a home.

The implementation of this option will provide eligible participants to expand their housing opportunities beyond the rental market and use their down payment assistance and Individual Development Accounts IDA's to purchase homes in the community of their choice.

Participation in the Program is strictly voluntary. All participating families must meet the Housing Authority established requirements for admission and participation in the FSS Program and ROSS-Family Program.

Families who wish to exercise the homeownership option must meet all formulated Contracts for services such as discretionary program requirements as set forth in this document.

- The family has been admitted to the Public Housing and Section 8 Housing Choice Voucher recipients.
- The family satisfies the homeownership training and support workshops and programs
- The family satisfies the employment requirement
- Individual Savings Accounts; and

Homeownership Training and Support Workshops and Programs, the QHA will work most directly with QCAP and Neighborhood Housing Services to provide the same kinds of workshops and programs presently made available to its FSS participants. The QHA will develop Requests formulated contracts for services such as:

- General Introduction to Homeownership Issues;
- Homeownership Preparation;
- Fair Housing Counseling;
- First Time Buyers Workshops;
- Personal Finances and Budgeting;
- Personal Finances and Banking;
- Escrow and Individual Savings Plans;
- Lead Paint Issues; and
- Individual Housing Counseling

The QHA will directly supervise and control the Individual Savings Plans under the ROSS Homeownership Supportive Services grant, in keeping with HUD Regulations.

The QHA and its Partners seek the ROSS-Homeownership Supportive Services in order to replicate the programs that they have already learned to operate in the QHA's FSS Program on the Voucher Side.

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Not Applicable.

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

The QHA operates a Section 8 Homeownership Program and the policies and procedures governing this program are both on-file and on-display.

Homeownership Capacity Statement: The QHA has adopted the following requirements in order to demonstrate its capacity: The family must have at least a three (3) percent downpayment towards the purchase price for participation in the Section 8 Homeownership Program and this money must come from the family's personal resources; and the QHA will give preference for participation in the Section 8 Homeownership Program to those FSS participants who have a five (5) percent downpayment. Again, at least three (3) percent of this downpayment must come from personal resources.

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

- The family must be eligible for the Housing Choice Voucher program.
- The family must qualify as a first-time homeowner.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home.
 - For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
 - For elderly or disabled families welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement.
- The family that meets the federal minimum income requirement will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing.
- The family must meet the Federal minimum employment requirement. HUD regulations define "full time employment" as not less than an average of 30 hours per week. The Federal minimum employment requirement does not apply to elderly or disabled families. Any family member who was an adult member of a family that previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

The following topics will be included in the homeownership counseling sessions:

- Credit counseling;
- Budgeting and money management;
- Budgeting and money management;
- How to obtain homeownership financing;
- Home maintenance (including care of the grounds);
- How to fund a home;

What actions will the PHA undertake to implement the program this year (list)?

- FSS participants will attend money management courses and credit counseling.
- Participants will be referred to QHA approved First Time Homeownership Programs.
- Efforts will be made to expand the lender list using the soft second program.
- The Authority will send a mailing to all participants of the Section 8 Voucher Program outlining the program and the eligibility criteria.

Capacity of the PHA to Administer a Section 8 Homeownership Program

- The QHA has adopted the following requirements in order to demonstrate its capacity: The family must have at least a three (3) percent down payment towards the purchase price for participation in the Section 8 Homeownership Program and this money must come from the family's personal resources; and the QHA will give preference for participation in the Section 8 Homeownership Program to those FSS participants who have a five (5) percent down payment. Again, at least three (3) percent of this down payment must come from personal resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has other relevant experience (list experience below):

FSS participants will benefit from programs that help them achieve financial confidence by reducing debt and being asset building.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

Pursuant to the FY 2003 HUD-VA Appropriations Act, the Community Service Requirements, previously suspended, have been reinstated. QHA's Community Service Policy was adopted by the QHA's Board of Commissioners as part of the Year 2 (FY 2001) Agency Plan that went through entire Resident Advisory Board and Public Review and Hearing Process.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No*: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

* The QHA does, and will continue to work closely with the TANF agency and other local support service agencies to provide self-sufficiency related services. The QHA has an on-site Family Resources and Career Development Center, an on-site computer school, on-site day care facilities, a Resident Opportunity and Self-Sufficiency (ROSS) Program, a Step Up Program, and a Youth Build Program, all of which are utilized by residents for job search, training, and other efforts directed at promoting self-sufficiency.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

In addition to the information provided in the following Table, the QHA is participating in the HUD Step-Up Program.

**Quincy Housing Authority Support Services Department
Services and Programs**

Program Name & Description)	Estimated Size	Allocation Method	Access	Eligibility
<p><u>Resident Opportunity and Self-Sufficiency (ROSS) Family Program</u> Approved grant for the expansion of vocational, educational, employment, and community resources to enable QHA residents to become self-sufficient. The program is an integrated approach to assist residents' transition into the workplace at sustainable wages and enhanced job skills. The program provides resources to assist residents in improving and maintaining meaningful career paths and improving enhanced educational levels.</p>	QHA Federally Assisted Residents.	Program provides vocational, educational, employment, and community resources to QHA residents as appropriate.	Program operates through the QHA's Family Resource and Career Development Center.	Program is available to QHA's federal family public housing residents.
<p><u>Family Self-Sufficiency Program FSS</u> The FSS is an employment and saving incentive program for families that have a Section 8 Voucher or live in federal Public Housing. As a family's earnings increase, QHA maintains an escrow account that may be used toward initiatives of self sufficiency.</p>	<p>63 Section 8 Participants</p> <p>40 Public Housing Participants</p>	Program provides case management, escrow management and resource and referral services to participants toward obtaining self sufficiency as appropriate.	Program operates through the Quincy Housing Authority's Family Resource and Career Development Center.	Program is available to QHA's federal family public housing residents and Section 8 residents.
<p><u>Section 8 Homeownership Program</u> A voluntary program to assist Section 8 residents towards economic self-sufficiency. Participants will receive homeownership training, counseling, and supportive services. Participation in the FSS Program is required.</p>	10 Section 8 Participants annually	Program provides case management, participation in homeownership training, and a full array of other supportive services.	Program operates through the Quincy Housing Authority's Family Resource and Career Development Center.	Program is available to QHA's Section 8 residents.
<p><u>Computer Training School</u> Approved contract for the extension of a program that provides on-site computer training to all QHA residents. The PC Literacy and Job Placement Program offers instruction in Microsoft Office 2000 and internet capabilities.</p>	QHA Community Wide	Program provides on-site computer training to all QHA residents. The PC Literacy and Job Placement Program offers instruction in Microsoft Office 2000 and internet capabilities.	Program operates through the Quincy Housing Authority's Family Resource and Career Development Center.	Program is available to QHA's federal family public housing residents and Section 8 residents.

<p><u>Resident Opportunity and Self-Sufficiency (ROSS) Homeownership Program</u> Approved grant to assist Riverview federal public housing residents towards economic self-sufficiency. Participants will receive homeownership training, counseling, and supportive services. QHA maintains Individual Savings Accounts (ISAs) to encourage participants to save money, which will be matched with Individual Development Accounts (IDAs).</p>	<p>50 Participants for service annually with preference for 10 Section 8 Vouchers annually to assist with Homeownership.</p>	<p>Program provides case management, ISA management, participation in homeownership training, and a full array of other supportive services.</p>	<p>Program operates through the Quincy Housing Authority's Family Resource and Career Development Center.</p>	<p>Program is available to QHA's Riverview federal public housing residents.</p>
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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (FY beginning July, 2007)	Actual Number of Participants (As of December, 2007)
Public Housing	0	9
Section 8	63	48

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
 If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Pursuant to the FY 2003 HUD-VA Appropriations Act, the Community Service Requirements, previously suspended, have been reinstated. QHA's Community Service Policy was adopted by the QHA's Board of Commissioners as part of the Year 2 (FY 2001) Agency Plan that went through entire Resident Advisory Board and Public Review and Hearing Process. The QHA's Community Service Policy is on-display and has been implemented pursuant to HUD guidance. A brief description of this program is as follows:

The Quincy Housing Authority (QHA) adopted the Community Service Policy effective July 1, 2001, after consultation with the Resident Advisory Board. The QHA also amended its federal lease to incorporate the requirements of community service. Implementation of the Policy was delayed, as directed by HUD, and it was implemented in July, 2003. The QHA provided to all residents a copy of the Community Service Policy which contained a written description of the service requirement, a list of categories of individuals who are exempt from the service requirement, the process for claiming status as an exempt person, and the process the QHA will use to verify such status.

The QHA also notified each family of the QHA's determination of the family members who were subject to the service requirement, as well as the family members who were exempt persons. This notification also advised families when the community service obligation would begin and included a list of community service host agencies. It advised that any resident or family member may appeal the determination of non-exempt status through the grievance procedure process. The notice also advised that the household may submit verification to the Authority any time they believe they are now exempt from the Community Service Requirement.

Prior to the implementation of the policy, and at least once annually thereafter, QHA contacts a reasonable number of eligible community service host agencies for the purpose of developing a list of community service placements. This list includes a list of accessible locations. Recognized tenant organizations within the QHA's jurisdiction are considered Community service host agencies and their input was and is sought when developing and expanding this list.

Each year, as part of the Tenant Rent Re-examination Process, the QHA determines whether each non-exempt household member has complied with the community service requirement of 8 hours per month (96 hours per year maximum requirement) and whether each exempt household member continues to be exempt. Included with the letter regarding the Rent Re-examination Process will be a reminder that resident compliance with and/or exemption from community service will be determined as part of the rent re-examination. If the household is found to be in compliance with the community service/self-sufficiency requirement, the lease will be automatically renewed. Violation of the service requirement is grounds for non-renewal of the lease at the end of the twelve-month lease term, but not for termination of tenancy during the course of the twelve-month lease term. Upon filing a written request, as provided in the QHA grievance procedure, any resident who disagrees with any QHA action or failure to act in accordance with the Community Service Policy shall be entitled to a grievance hearing.

The Quincy Housing Authority (QHA) offers a variety of positions/activities that residents who are subject to community service requirements may participate in to fulfill their obligations, including but not limited to, outreach assistant, activity assistant, office assistant, stock person, site support assistant, grounds maintenance and student. The partner agencies that offer residents opportunities to fulfill requirements include, but are not limited to, Germantown Neighborhood Center, Mass Jobs Training Inc, Quincy Medical Center, Seaside Food Pantry, Women Infant and Children Services, Father Bill's Place, Harborview Residents' Committee (Tenant Association), Quincy Police Department, Massachusetts School of Information Technology, Domestic Violence Ended (DOVE) and selected QHA Departments.

Additionally, during FY 2007, HUD requested some minor changes to the QHA's Community Service Policy. These changes are presented below:

The Community Service Policy, Section IX Non-Compliance, is amended as follows:

IX. NON-COMPLIANCE

If QHA determines that a non-exempt resident has not complied with the community service/self-sufficiency requirement, QHA must notify the head of household of the noncompliance in writing. This notification to the tenant must:

- (i). Briefly describe the non-compliance;
- (ii). State that the QHA will not renew the lease at the end of the twelve month lease term unless:
 - A. The tenant, and any other non-compliant resident, enters into a written agreement with the QHA in the form and manner required by the QHA, to cure such noncompliance, and in fact cures such noncompliance in accordance with such agreement; or
 - B. The family provides written assurance satisfactory to the QHA that the tenant or other noncompliant resident no longer resides in the unit.
- (iii) State that the tenant may request a grievance hearing on the QHA determination, in accordance with the QHA's grievance procedure, and that the tenant may exercise any available judicial remedy to seek timely redress of the QHA's non-renewal of the lease because of such determination.

Tenant agreement to comply with service requirement: If the tenant or another family member has violated the service requirement, the QHA may not renew the lease upon expiration of the term unless:

- (i). The tenant and any other non-complaint resident, enter into a written agreement with the QHA, in the form and manner required by the QHA, to cure such noncompliance by completing the additional hours of community service or economic self sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease. These additional hours must be performed in addition to the 96-hour requirement for the current lease year. If the non-compliant resident becomes employed or otherwise exempt during the next 12-month term of the lease, he or she shall be exempt from performing community service for the remainder of the current lease term, however shall be required to complete their obligations for prior community service requirements under any agreement signed.

AND

- (ii) All other members of the family who are subject to the service requirement are currently complying with the service requirement or no longer reside in the unit.

As is required by law, a continued non-compliance after the opportunity to cure will result in the commencement of eviction proceedings against the entire household, unless the noncompliant family member is no longer part of the household.

In accordance with HUD guidelines, persons eligible for a disability deduction in rent are not automatically exempt from the community service requirement. A resident is exempt only to the extent the disability makes the person "unable to comply" with the community service requirement. If it is determined that a resident is exempt due to a disability which makes the person "unable to comply" with the community service requirement, the resident will not be required to make up the additional hours of community service which put them into non-compliance.

Other Resident Services

The QHA provides a stipend to RAB Members for each meeting attended. **This stipend is \$20 for FY 2008.** Additionally, the QHA provides \$25 per unit to Resident Councils in Federal Public Housing.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

All equally.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Crime Watch; Checkpoint Security System.

2. Which developments are most affected? (list below)
All equally.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

QPD faxes daily arrest log to QHA; QHA coordinates probation info, stay away orders with both QPD and DA's Office. The City of Quincy also has a very active community policing program, which provides tremendous benefits to the QHA and its residents.

2. Which developments are most affected? (list below)
All equally.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

QUINCY HOUSING AUTHORITY

POLICY ON THE OWNERSHIP OF PETS

Residents of federally subsidized public housing are allowed to keep domestic pets. The Authority is committed to insuring the best possible environment for both pet owners and non-pet owners and the responsible care of pets. The Authority will consider all reasonable requests for the ownership of pets and will not unreasonably withhold permission for the same. The Tenant must recognize the full responsibility for his or her pet rests with them. In addition, the tenant who owns a pet must be considerate of neighbors and is responsible for keeping the peace, preserving the grounds and property and preventing any hazard or danger. Residents of federally subsidized public housing are allowed to keep a dog, cat, fish, caged birds, or small caged animals of the rodent family. In elderly developments, large breeds of dogs are not allowed. All dogs and cats over the age of six months must be spayed or neutered and proof of same filed with the Authority. The pet must be fully immunized and licensed with the city of Quincy. A copy of the current license must be submitted to the Authority to be kept in the tenant's file. No more than one cat or one dog is allowed per household. Animals must be lodged indoors or leashed and accompanied by the owner or a responsible attendant at all times. Under no circumstances are pets to be allowed to run loose. In elevated buildings, pets must be on a short leash (the hand of the person accompanying the pet shall hold the leash within four inches of the collar), or the pet shall be carried. Pet owners are responsible for their pet at all times. A Full copy of the Pet Policy can be obtained by contacting the Property Manager.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No:

Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?

(If no, skip to component 17.)

2. Yes No:

Was the most recent fiscal audit submitted to HUD?

3. Yes No:

Were there any findings as the result of that audit?

4. Yes No:

If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain? 3

5. Yes No:

Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment (**Planned in 2008**).
 - Other: (list below)*

*** Capital Fund Pooled Bond Program**

The Capital Fund Pooled Bond Program was fully approved and executed in January of 2006. The QHA anticipates completing the work by the end of 2009. This work is being performed with the use of force account labor. Without this CFP permissible financing opportunity, the project could have taken as many as twelve years to complete due to the downward trend in Capital Fund awards.

The CFP Bond Plan Performance and Evaluation Report is provided in Attachment 2 (Electronic File "MA020a02").

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached (Refer to Attachment 11, Electronic File "MAO20a11").**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below: **[Refer to Attachment 11, Electronic File "MAO20a11") for the changes resulting from RAB input.]**
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

The QHA has one Resident Commissioner who is appointed by the Mayor and who is a current resident of federal public housing. The Resident Commissioner's name is Jean Kennedy and her current term expires in 2010.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance (By Self-Nomination).
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

The QHA has one Resident Commissioner who is appointed by the Mayor and who is a current resident of federal public housing. The Resident Commissioner's name is Jean Kennedy and her current term expires in 2010.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

The City of Quincy as the lead for the Quincy/Weymouth HOME Consortium.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
The QHA serves a large number of low-income (under 80% of AMI) people in Quincy by providing them with needed and affordable housing.
- Other: (list below)

① The QHA has adopted a number of homeownership initiatives, which are consistent with the Consolidated Plan.

② The QHA's Plan was reviewed by the City of Quincy's Department of Planning and Community Development, which determined that there were NO inconsistencies between the QHA's Agency Plan and the City's Action Plan.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The QHA considers all of its programs and services to be consistent with the Consolidated Plan of the City of Quincy. The QHA works with the City in providing many low-income (under 80% of AMI) people with needed and affordable housing. The City of Quincy provides the QHA guidance in the form of demographic and housing needs information compiled as part of the Consolidated Plan process.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

"SUBSTANTIAL DEVIATION" OR "SIGNIFICANT AMENDMENT/MODIFICATION"

A. 24 CFR 903.7(r)(2) permits PHAs to define what would constitute a "substantial deviation" or "significant amendment/modification" in Section 18(D) of its Annual Plan. The QHA has defined what constitutes a "substantial deviation" or "significant amendment/modification", as follows:

1. Changes in waiting list preference criteria that are not already included in the Plan.
2. Implementation of a change in program incentives to increase the number of working households in the program that are not already included in the Plan.
3. A change in any open Annual Capital Program that crosses the cumulative 20% of total funds threshold.
4. A decision to request a voluntary conversion of public housing to Section 8 Vouchers; or, a decision to dispose of or demolish public housing.
5. Establishment of new and/or substantively revised policies and procedures for Public Housing and/or Section 8 that have not previously been submitted as part of the current or previous years' Agency Plans, which are not required by HUD through law, rule, or regulation.

B. If there is a "substantial deviation" or "significant amendment/modification" to the QHA's Agency Plan, the following procedures outlined in 24 CFR 903.21 will be followed:

1. Seeking the recommendations of the Resident Advisory Board;
2. Ensuring the modification is consistent with the Consolidated Plan by obtaining a certification of consistency for the appropriate local or state official;
3. Conducting a public hearing regarding the modification after 45 days' notice;
4. Adopting of the modification by the PHA's Board of Directors at a public meeting; and
5. Gaining HUD's approval of the modification.

19. Section 8 Admin Plan Changes

II. PROCESSING APPLICATIONS FOR ADMISSION

A. How the Waiting List is Maintained

The QHA shall maintain separate waiting lists for its Public Housing and Section 8 Programs.

Further, the QHA shall maintain separate waiting lists for Tenant Based Assistance, and Project Based Assistance, however, there shall be only one Project Based Waiting list. The Project Based Waiting list will not be site based.

The QHA has elected to utilize the Centralized Application and Waiting List process for its Tenant Based Assistance. Over the past few years, the Department of Housing and Urban Development has encouraged the use of a Centralized Waiting list by Public Housing Authorities.

It is anticipated that a Centralized Section 8 Waiting list will afford the Quincy Housing Authority and its clients the following benefits:

1. Ease of application process for participants who may apply at the office of any Housing Authority participating in the centralized waiting list option.
2. Eliminate the procedural hardship on families and administrative burden to the Housing Authority of closing and opening of the Section 8 Waiting List.
3. Increase housing opportunities for families who now have the potential option of placement at a number of locations throughout the Commonwealth through the submission of a single application.

Project Based Vouchers

1. Processing Applications

An application form completed in ink or type written and signed by the head of household will be accepted from each individual or family seeking admission to the Section 8 Program. A notice informing all applicants of their rights under VAWA will be attached to each application form.

It shall be recommended that applicants come into the office to fill out the application. Accommodations for full and complete access to the process by persons with disabilities will be made on request.

The staff member accepting the application will render all possible assistance. Each completed application will be dated, time-stamped, and numbered when received, and it shall be promptly posted to the master file.

2. Determination of Eligibility

After a completed application is received, the QHA shall make a preliminary determination of eligibility based on current information provided by the applicant, and determine whether the applicant may be entitled to a preference and the appropriate bedroom size required. The Housing Authority may at this time verify information as provided by the applicant, but is not required to do so. The applicant shall be notified of the Authority's preliminary determination and may request an informal review if found ineligible or not to be entitled to a preference category requested. If the Housing Authority makes a preliminary determination that the applicant is not eligible based upon negative history, the applicant shall be reminded of the opportunity to assert rights under VAWA by attaching the VAWA notice, Exhibit G.

Each applicant found eligible after a preliminary review shall be placed on the appropriate waiting lists, and shall be notified in writing of:

- a. waiting list position
- b. control number
- c. preference categories
- d. size of unit appropriate for the family
- e. an estimated waiting time before placement
- f. a final and verified determination of eligibility and qualification will be undertaken prior to occupancy and
- g. the applicant's ongoing responsibility to notify the QHA in writing of any change of address and to respond to any QHA inquiry relevant to the application within the time allowed or be removed from the waiting list.

A folder shall be prepared for each applicant and the application folders shall be filed chronologically.

3. Procedures for Removing Names From the Waiting List

a. Purge of the Waiting List

Periodically, the application pool shall be analyzed and each applicant shall be contacted by mail to insure that he/she is still interested and still qualified for public housing and/or Section 8. The applicant will be allowed not less than 10 days from the mailing date of the notice to respond. The notice will state the applicable time period for response and that a failure to so respond will result in removal of the applicant from all waiting lists. If the applicant does not respond, is no longer interested, or no longer qualifies, his application shall be immediately withdrawn from the waiting list.

b. Other Reasons for Removal

In addition to the Annual Waiting List Purge, applicant names will be removed if:

1. the applicant requests removal of his/her name from the waiting list;
2. the applicant fails to respond to a written request to supply information to the Quincy Housing Authority;
3. the applicant fails to attend a scheduled appointment or briefing at the Quincy Housing Authority;
4. the applicant does not meet Section 8 eligibility criteria as set forth in Federal Regulations or by the Quincy Housing Authority rules/policies;
5. The applicant fails to provide any and all documentation requested by the Quincy Housing Authority to verify eligibility.

c. Applicants shall be notified of their removal from the waiting lists and shall further be advised of their right to request an informal review, if the removal was not at the request of the applicant.

d. A QHA decision to remove from the waiting list an applicant family that includes a person with disabilities shall be subject to reasonable accommodation rules. If such an applicant was removed for failure to respond to a QHA inquiry and such failure was the result of a disability, the QHA shall reinstate the applicant to its former position on the waiting list.

4. Procedures for Closing and Reopening the Waiting List

When the Quincy Housing Authority opens the Section 8 Project Based waiting list, public notice will be given so that families are informed that they may apply for housing assistance. This public notice will identify the housing program(s) to which it applies and state where and when the applicant may apply.

The public notice will be published in the following newspaper(s) of general and local circulation: Boston Herald or Boston Globe, Patriot Ledger and Quincy Sun. The following minority media will also be employed: Bay State Banner and LaSemana and Sampan.

In the event that the above referenced newspaper(s) and/or minority media are not available or practical for use, comparable minority media/newspapers will be utilized by the Quincy Housing Authority. In addition, the QHA will send notices and information materials to outreach agencies, such as the following: Public Welfare Office, Council on Aging, Father Bills, Atlantic Housing, SSARC, SSMH and Quincy Community Action Programs, Inc.

If the QHA determines that the existing waiting list contains an adequate pool for use of available program funding, the QHA may stop accepting new applications or may accept only applications meeting criteria adopted by the QHA. When the QHA closes the Section 8 Project Based waiting list, public notice will be given again, advertising in the same papers of general and local circulation as listed above.

5 Special Outreach

Household types who are least likely to apply, such as the very old, shut-ins, and minorities will be reached through "Special Efforts". These efforts include: contacting the Council on Aging to aid in bringing the information of the Section 8 Program to their clients, and contacting other public agencies so they can notify those clients which they serve.

Tenant Based Vouchers

1. Processing Applications

A single, standardized Preliminary Application is available at each participating Housing Authority. A master list of all participating Housing Authorities will be maintained at the office of the Massachusetts Chapter of the National Association of Housing and Redevelopment Officials (hereinafter MassNAHRO) and at each participating Housing Authority. Only one application will be accepted for each Head of Household.

Upon submission of an application it shall be dated and time stamped by Housing Authority staff and the family will be provided with a standard receipt evidencing submission of the application. The Quincy Housing Authority will then enter the information from the Preliminary Application into the Centralized Waiting list.

2. Updating the Applications

A family may update its application (i.e. change of address) for Section 8 Tenant Based Assistance at the office of any Housing Authority participating in the Centralized application process regardless of where the original application was submitted. To update the application a written request must be submitted by the family. A receipt will be provided to the family as evidence of said update. The Housing Authority who receives the updated information will give the family a receipt indicating that the family has submitted the update.

20. QHA Progress in meeting the Mission and Goals of its Five-Year Plan

In the FY 2008 Agency Plan, the Quincy Housing Authority (QHA) continues to make progress in meeting its mission and five-year goals, which include promoting, developing and maintaining affordable rental and homeownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice; continuing essential support services and to assist eligible households and individuals of low and moderate income in achieving household stability and economic self-sufficiency; and becoming more entrepreneurial in its activities and to manage its assets wisely and in accordance with sound business practices. Some highlights of the QHA's progress include:

- (1) Maintaining a reasonable flat rent structure.
- (2) Continuing progress on the rehabilitation of the MA 20-1 Riverview development through the Capital Bond Financing Program and Capital Fund Program.
- (3) Entering into a comprehensive contract for energy conservation programs at all developments.
- (4) Expanding its Homeownership Programs to include Public Housing residents as well as Section 8 voucher holders.
- (5) Expanding and revitalizing the FSS Program.
- (6) Continuing the successful Step-Up Program affording residents on-the-job training and real skill development.
- (7) Continuing security improvements at all developments including collaboration with the Quincy Police Dept. on the successful community policing program.
- (8) Finalizing the conversion to Asset Based Management by June 30, 2008 and procuring and completing a Physical Needs Assessment during FY 2008.

21. LEP Progress Report

Below are some of the QHA initiatives/activities in response to its LEP Plan:

- a) Translations of QHA notices/fliers.
- b) Institutional Membership with Quincy Asian Resources Inc..
- c) Collaboration with South Shore Elder Services (SSES). SSES staff provide some translation/interpreter services, 1 to 1 and group support services and information and referral services to Asian residents, particularly at O'Brien and Tobin buildings.
- d) Agreement with Greater Boston Chinese Golden Age Center/National Asian Pacific Center On Aging/Senior Community Service Employment Program (GBCGAC/NAPCA/SCSEP) for an enrollee for 20 hours per week. Enrollee is Asian and job duties include translation of notices.
- e) Attempt to hire Asian staff for QHA staff openings in 2007. Outreach included attending Quincy Career Fair.
- f) Translation of maintenance work order form.

22. Summary of Significant Modernization Activities

Quincy Housing Authority's Force Account staff and Step-Up Carpenters continue to move forward with comprehensive exterior shell renovations of its 20-1 Riverview Family development. We have begun our 30th out of 45 buildings and continue the acceleration of this project that was made possible with Capital Fund Financing Program and Capital Fund monies. Our Step-Up Laborer crew has been assisting the Force Account staff by preparing the site and the roofs in advance. The Step-Up Laborers have been performing site improvements at all QHA federal properties. The Step-Up Laborers have also been addressing basement drainage issues with the assistance of Maintenance staff.

23. List of Other Plan Attachments

Attachment 1: FY 2008 (501-08) Capital Fund Program Annual Statement and 5-Year Action Plan (Electronic File “MA020a01”)

Attachment 2: Capital Fund Program Bond Plan Performance & Evaluation Report (Electronic File “MA020a02”)

Attachment 3: The QHA’s Current Management Organizational Chart (Electronic File “MA020a03”)

Attachment 4: FY 2003 (501-03) Capital Fund Performance & Evaluation Report/Grant 1 (Electronic File “MA020a04”)

Attachment 5: FY 2003 (502-03) Capital Fund Performance & Evaluation Report/Grant 2 (Electronic File “MA020a05”)

Attachment 6: FY 2004 (501-04) Capital Fund Performance & Evaluation Report (Electronic File “MA020a06”)

Attachment 7: FY 2005 (501-05) Capital Fund Performance & Evaluation Report (Electronic File “MA020a07”)

Attachment 8: FY 2006 (501-06) Capital Fund Performance & Evaluation Report (Electronic File “MA020a08”)

Attachment 9: FY 2007 (501-07) Capital Fund Performance & Evaluation Report (Electronic File “MA020a09”)

Attachment 10: Names and Addresses of RAB Members (Electronic File “MA020a10”).

Attachment 11: Resident Advisory Board and Public Hearing Comments (Electronic File “MA020a11”)

Attachment 12: QHA Response to RAB and Public Hearing Comments (Electronic File “MA020a12”).

Attachment 13: Additional information on 504 and LEP issues (Electronic File “MA020a13”).

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Management Consultants	1408						AMP Distribution to be determined as expended
	20-1 Riverview	"	1	\$10,000	\$0	\$0	\$0	
	20-2 Pagnano Towers	"	1	\$6,000	\$0	\$0	\$0	
	20-4 O'Brien Towers	"	1	\$6,000	\$0	\$0	\$0	
	20-6 Drohan Apartments	"	1	\$2,000	\$0	\$0	\$0	
	Software Upgrade/Maintenance							
	20-1 Riverview	"	1	\$1,000	\$0	\$0	\$0	
	20-2 Pagnano Towers	"	1	\$1,000	\$0	\$0	\$0	
	20-4 O'Brien Towers	"	1	\$1,000	\$0	\$0	\$0	
	20-6 Drohan Apartments	"	1	\$500	\$0	\$0	\$0	
	Resident Training Program			\$47,000				
	20-1 Riverview	"	1		\$0	\$0	\$0	
	20-2 Pagnano Towers	"	1		\$0	\$0	\$0	
	20-4 O'Brien Towers	"	1		\$0	\$0	\$0	
	20-6 Drohan Apartments	"	1		\$0	\$0	\$0	
	IT Services							
	20-1 Riverview	"	1	\$1,000	\$0	\$0	\$0	
	20-2 Pagnano Towers	"	1	\$1,000	\$0	\$0	\$0	
	20-4 O'Brien Towers	"	1	\$1,000	\$0	\$0	\$0	
	20-6 Drohan Apartments	"	1	\$500	\$0	\$0	\$0	
ROSS Coordinator	"	1	\$15,000	\$0	\$0	\$0		
			Total 1408	\$93,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410	1	\$118,006.00	\$0.00	\$0.00	\$0.00	
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$290,352.00	\$0.00	\$290,352.00	\$0.00	
HA-Wide Fees and Costs	A/E Services max 7%	1430						
	20-1 Riverview	"	1	\$25,000.00	\$0.00	\$0.00	\$0.00	
	20-2 Pagnano Towers	"	1	\$15,000.00	\$0.00	\$0.00	\$0.00	
	20-4 O'Brien Towers	"	1	\$15,000.00	\$0.00	\$0.00	\$0.00	
	20-6 Drohan Apartments	"	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-1 Riverview	Site: Landscape/Site Improvements	1450	1	\$80,000.00	\$0.00	\$0.00	\$0.00	Step Up
	Total Site:			\$80,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Basement Drainage		1	\$20,000.00	\$0.00	\$0.00	\$0.00	Step Up/Force Account
	Total M&E:			\$20,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Replace Exterior Siding	"	45	\$125,000.00	\$0.00	\$0.00	\$0.00	Force Account
	Total B.E.:			\$125,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total DUs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Alternative Energy Products	1470	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Total SWFs:			\$5,000.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Computer Hardware	1475	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Force Account Tools		1	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Step Up Tools		1	\$1,500.00	\$0.00	\$0.00	\$0.00	
Force Account Vehicle (Repairs)	1		\$4,000.00	\$0.00	\$0.00	\$0.00		
Total NDE:			\$9,500.00	\$0.00	\$0.00	\$0.00		
Total, Riverview		Project Total:		\$239,500.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: Site Improvement	1450	1	\$20,000.00	\$0.00	\$0.00	\$0.00	Step Up
			Total Site:	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Security System Upgrades	1460	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Windows/Exterior	1460	25	\$40,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$40,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Asbestos Remediation	1460	35	\$45,710.00	\$0.00	\$0.00	\$0.00	FA - Finish Work
			Total DUs:	\$45,710.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	0
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Pagnano			Project Total:	\$107,710.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MA 20-4 O'Brien Towers	Site: Landscaping/Site Improvement	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	Step Up	
			Total Site:	\$50,000.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical: Security System Upgrades	"	1	\$2,000.00	\$0.00	\$0.00	\$0.00		
				Total M&E:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Windows/Patio Door/Exterior	1460	17	\$85,000.00		\$0.00	\$0.00	Force Account FA - Finish Work	
				Total B.E.:	\$85,000.00	\$0.00	\$0.00		\$0.00
	Dwelling Units: Selective Floor Replacement Asbestos Remediation	1460	20 26	\$9,000.00 \$40,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		
				Total DUs:	\$49,000.00	\$0.00	\$0.00		\$0.00
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
				Total D.E.:	\$0.00	\$0.00	\$0.00		\$0.00
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
				Total ICAs:	\$0.00	\$0.00	\$0.00		\$0.00
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
				Total SWFs:	\$0.00	\$0.00	\$0.00		\$0.00
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, O'Brien			Project Total:	\$186,000.00	\$0.00	\$0.00	\$0.00		

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: Landscaping/Site Improvements	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	Step Up
			Total Site:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Electrical System Upgrades	1460	1	\$19,500.00	\$0.00	\$0.00	\$0.00	
	Security System Upgrades		1	\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$21,500.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Closet Doors/Shelving	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$71,500.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-08 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	AMP to be determined AMP to be determined
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations 504 Compliance	1460		\$4,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$9,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Maint Equip Replacement	1475		\$5,000.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$5,000.00	\$0.00	\$0.00	\$0.00		
Total,	0		Project Total:	\$14,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No.: MA06P020501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Management Improvements	09/01/10			09/01/12			
HA Wide Administration	09/01/10			09/01/12			
HA-Wide Fees & Costs	09/01/10			09/01/12			
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances							
" Vehicle replacement							
" Demolition (specify location[s])							
MA 20-01 Riverview	09/01/10			09/01/12			
MA 20-02 Pagnano Towers	09/01/10			09/01/12			
MA 20-04 O'Brien Towers	09/01/10			09/01/12			
MA 20-06 Drohan Apartments	09/01/10			09/01/12			
HA Wide Non Dwelling	09/01/10			09/01/12			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Quincy Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Comments
	2008 Statement	FFY Grant: 2009	FFY Grant: 2010	FFY Grant: 2011	FFY Grant: 2012	
HA Wide Management Improvements (1408)		\$49,000	\$60,000	\$60,000	\$60,000	AMP to be determined
HA Wide Dwelling Units (1460)		\$9,500	\$9,500	\$9,500	\$9,500	AMP to be determined
HA Wide Administration (1410)		\$118,006	\$118,006	\$118,006	\$118,006	
HA Wide Non-Dwelling Equipment (1475)	See	\$5,000	\$5,000	\$5,000	\$5,000	AMP to be determined
MA 20-1 Mgmt Improvements (1408)		\$7,000	\$7,000	\$6,000	\$5,000	
MA 20-1 Architects/Engineers (1430)		\$25,000	\$30,000	\$25,000	\$25,000	
MA 20-1 Site Improvement (1450)	Annual	\$80,000	\$80,000	\$70,000	\$70,000	Step Up
MA 20-1 Dwelling Structures (1460)		\$270,000	\$220,604	\$150,804	\$175,000	
MA 20-1 Site Wide Facility (1470)		\$10,000	\$0	\$0	\$0	
MA 20-1 Non-Dwelling Equipment (1475)	Statement	\$3,500	\$4,500	\$3,500	\$4,500	
MA 20-2 Mgmt Improvements (1408)		\$7,000	\$8,000	\$7,000	\$8,000	Step Up
MA 20-2 Architects/Engineers (1430)		\$15,000	\$15,000	\$15,000	\$15,000	
MA 20-2 Site Improvement (1450)		\$20,000	\$20,000	\$20,000	\$20,000	
MA 20-2 Dwelling Structures (1460)		\$56,604	\$72,000	\$72,000	\$92,000	
MA 20-2 Non-Dwelling Equipment (1475)		\$1,000	\$0	\$1,000	\$0	
MA 20-4 Mgmt Improvements (1408)		\$7,000	\$8,000	\$7,000	\$8,000	Step Up
MA 20-4 Architects/Engineers (1430)		\$15,000	\$15,000	\$15,000	\$15,000	
MA 20-4 Site Improvement (1450)		\$30,000	\$30,000	\$30,000	\$30,000	
MA 20-4 Dwelling Structures (1460)		\$112,000	\$147,000	\$252,000	\$209,204	
MA 20-4 Non-Dwelling Equipment (1475)		\$1,000	\$0	\$1,000	\$0	
MA 20-6 Mgmt Improvements (1408)		\$2,250	\$2,500	\$2,250	\$2,500	Step Up
MA 20-6 Architects/Engineers (1430)		\$5,000	\$5,000	\$5,000	\$5,000	
MA 20-6 Site Improvement (1450)		\$10,000	\$12,000	\$5,000	\$5,000	
MA 20-6 Dwelling Structures (1460)		\$30,500	\$21,500	\$11,500	\$11,500	
MA 20-6 Non-Dwelling Equipment (1475)		\$250	\$0	\$250	\$0	
HA Wide Debt Service		\$290,458	\$289,458	\$288,258	\$286,858	
TOTAL		\$1,180,068	\$1,180,068	\$1,180,068	\$1,180,068	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		ON-DEMAND Mech. and Electrical: None	\$0		ON-DEMAND Mech. and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		ON-DEMAND Building Exterior: None	\$0		ON-DEMAND Building Exterior: None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		ON-DEMAND Dwelling Units: Reasonable Accommodations 504 Compliance	\$4,500 \$5,000		ON-DEMAND Dwelling Units: Reasonable Accommodations 504 Compliance	\$4,500 \$5,000
		Total DUs:	\$9,500		Total DUs:	\$9,500
		HA-WIDE Dwelling Equipment: None	\$0		HA-WIDE Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		HA-WIDE Interior Common Areas: None	\$0		HA-WIDE Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		HA-WIDE Site-Wide Facilities: None	\$0		HA-WIDE Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
1460			1460			
1475	HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacement	\$5,000	1475	HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacement	\$5,000	
	Total NDE:	\$5,000		Total NDE:	\$5,000	
	Total CFP Estimated Cost	\$14,500		Total CFP Estimated Cost	\$14,500	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		ON-DEMAND Mech. and Electrical: None	\$0		ON-DEMAND Mech. and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		ON-DEMAND Building Exterior: None	\$0		ON-DEMAND Building Exterior: None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,500		ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,500
		1460			1460	
		1460	\$5,000		1460	\$5,000
		504 Compliance			504 Compliance	
		Total DUs:	\$9,500		Total DUs:	\$9,500
		HA-WIDE Dwelling Equipment: None	\$0		HA-WIDE Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		HA-WIDE Interior Common Areas: None	\$0		HA-WIDE Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		HA-WIDE Site-Wide Facilities: None	\$0		HA-WIDE Site-Wide Facilities: None	\$0
	Total SWFs:	\$0	Total SWFs:	\$0		
HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacement	\$5,000	HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacement	\$5,000			
1475		1475				
Total NDE:	\$5,000	Total NDE:	\$5,000			
	Total CFP Estimated Cost	\$14,500		Total CFP Estimated Cost	\$14,500	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-1 Riverview			20-1 Riverview		
	1450	Site: Site Improvement (Step Up)	\$80,000	1450	Site: Site Improvements (Step Up)	\$80,000
		Total Site:	\$80,000		Total Site:	\$80,000
		Mechanical and Electrical:			Mechanical and Electrical:	
	1460	Electrical Service Upgrade	\$70,000	1460	Electrical Service Upgrade	\$25,000
		Plumbing Upgrades	\$0	"	Plumbing Upgrades	\$70,000
		Total M&E:	\$70,000		Total M&E:	\$95,000
		Building Exterior:			Building Exterior:	
	1460	Exterior Shell	\$0		None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		Dwelling Units:			Dwelling Units:	
		Kitchen Modernization	\$200,000		Kitchen Modernization	\$125,604
		Total DUs:	\$200,000		Total DUs:	\$125,604
		Dwelling Equipment:			Dwelling Equipment:	
		None	\$0		None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas:			Interior Common Areas:	
		None	\$0		None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities:			Site-Wide Facilities:	
	Alternative Energy Projects	\$10,000		None	\$0	
	Total SWFs:	\$10,000		Total SWFs:	\$0	
	Nondwelling Equipment:			Nondwelling Equipment:		
1475	Computer Hardware	\$0		Computer Hardware	\$1,000	
"	Step Up Tools	\$1,500		Step Up Tools	\$1,500	
"	Force Account Vehicle	\$2,000		Force Account Vehicle	\$2,000	
	Total NDE:	\$3,500		Total NDE:	\$4,500	
	Total CFP Estimated Cost		\$363,500	Total CFP Estimated Cost		\$305,104

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	20-1 Riverview	Site: Site Improvements (Step Up)	\$70,000	20-1 Riverview	Site: Site Improvements (Step Up)	\$70,000	
		Total Site:	\$70,000		Total Site:	\$70,000	
		Mechanical and Electrical: Electrical Service Upgrade	\$20,000		1460 " 1460	Mechanical and Electrical: Electrical Service Upgrade	\$20,000
		Plumbing Upgrades	\$40,804			Plumbing Upgrades	\$55,000
		Total M&E:	\$60,804			Total M&E:	\$75,000
		Building Exterior: None	\$0			Building Exterior: None	\$0
		Total B.E.:	\$0			Total B.E.:	\$0
		Dwelling Units: Kitchen Modernization	\$90,000			Dwelling Units: Kitchen Modernization	\$100,000
		Total DUs:	\$90,000			Total DUs:	\$100,000
		Dwelling Equipment: None	\$0			Dwelling Equipment: None	\$0
		Total D.E.:	\$0			Total D.E.:	\$0
		Interior Common Areas: None	\$0			Interior Common Areas: None	\$0
		Total ICAs:	\$0			Total ICAs:	\$0
		Site-Wide Facilities: None	\$0			Site-Wide Facilities: None	\$0
		Total SWFs:	\$0			Total SWFs:	\$0
		Nondwelling Equipment: 1475 Computer Hardware	\$0			1475 Computer Hardware	\$1,000
		1475 Step up Tools	\$1,500			1475 Step Up Tools	\$1,500
		1475 Force Account Vehicle (Repairs)	\$2,000			1475	\$2,000
		Total NDE:	\$3,500			Total NDE:	\$4,500
			Total CFP Estimated Cost			\$224,304	Total CFP Estimated Cost

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-2 Pagnano Towers			20-2 Pagnano Towers		
	1450	Site: Site Improvement (Step Up)	\$20,000	1450	Site: Site Improvement (Step Up)	\$20,000
		Total Site:	\$20,000		Total Site:	\$20,000
	1460	Mechanical and Electrical: Security System Upgrade	\$2,000	1460	Mechanical and Electrical: Security System Upgrade	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	Building Exterior: Windows/Exterior	\$34,604	1460	Building Exterior: Windows/Exterior	\$45,000
		Total B.E.:	\$34,604		Total B.E.:	\$45,000
	1460	Dwelling Units: Asbestos Remediation	\$20,000	1460	Dwelling Units: Asbestos Remediation	\$25,000
		Total DUs:	\$20,000		Total DUs:	\$25,000
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		Nondwelling Equipment: Computer Hardware	\$1,000		Nondwelling Equipment: None	\$0
		Total NDE:	\$1,000		Total NDE:	\$0
	Total CFP Estimated Cost		\$77,604	Total CFP Estimated Cost		\$92,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	20-2 Pagnano Towers			20-2 Pagnano Towers			
	1450	Site: Site Improvements (Step Up)	\$20,000	1450	Site: Site Improvements (Step Up)	\$20,000	
		Total Site:	\$20,000		Total Site:	\$20,000	
		Mechanical and Electrical: Security System Upgrades	\$2,000	1460	Mechanical and Electrical: Security System Upgrades	\$2,000	
		Total M&E:	\$2,000		Total M&E:	\$2,000	
		Building Exterior: None	\$0		Building Exterior: Roof Survey	\$20,000	
		Total B.E.:	\$0		Total B.E.:	\$20,000	
		Dwelling Units: Asbestos Remediation	\$20,000	1460	Dwelling Units: Asbestos Remediation	\$20,000	
		Apartment Reconfiguration	\$50,000		Apartment Reconfiguration	\$50,000	
		Total DUs:	\$70,000		Total DUs:	\$70,000	
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0	
		Total D.E.:	\$0		Total D.E.:	\$0	
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0	
		Total ICAs:	\$0		Total ICAs:	\$0	
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0	
		Total SWFs:	\$0		Total SWFs:	\$0	
		Nondwelling Equipment: Computer Hardware	\$1,000		Nondwelling Equipment: None	\$0	
		Total NDE:	\$1,000		Total NDE:	\$0	
		Total CFP Estimated Cost		\$93,000	Total CFP Estimated Cost		\$112,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-4 O'Brien Towers			20-4 O'Brien Towers		
	1450	Site: Site Improvement (Step Up)	\$30,000	1450	Site: Site Improvement (Step Up)	\$30,000
		Total Site:	\$30,000		Total Site:	\$30,000
	1460	Mechanical and Electrical: Security System Upgrades	\$2,000	1460	Mechanical and Electrical: Security System Upgrades	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	Building Exterior: Windows/Exterior	\$60,000	1460	Building Exterior: Windows/Exterior	\$75,000
		Total B.E.:	\$60,000		Roof Survey	\$20,000
					Total B.E.:	\$95,000
	1460	Dwelling Units: Asbestos Remediation	\$40,000	1460	Dwelling Units: Asbestos Remediation	\$40,000
		Selective Floor Replacement (FA)	\$10,000	1460	Selective Floor Replacement	\$10,000
		Total DUs:	\$50,000		Total DUs:	\$50,000
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
	1475	Nondwelling Equipment: Computer Hardware	\$1,000	1475	Nondwelling Equipment: None	\$0
		Total NDE:	\$1,000		Total NDE:	\$0
		Total CFP Estimated Cost		\$143,000	Total CFP Estimated Cost	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008	20-4 O'Brien Towers			20-4 O'Brien Towers		
	1450	Site: Site Improvements (Step Up)	\$30,000	1450	Site: Site Improvements (Step Up)	\$30,000
		Total Site:	\$30,000		Total Site:	\$30,000
		Mechanical and Electrical: Security System Upgrade	\$2,000		Mechanical and Electrical: Security System Upgrade	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
		Building Exterior: Windows/Exterior	\$50,000		Building Exterior: Windows/Exterior	\$7,204
		Roof Replacement	\$150,000		Roof Replacement	\$150,000
		Total B.E.:	\$200,000		Total B.E.:	\$157,204
		Dwelling Units: Asbestos Remediation	\$40,000		Dwelling Units: Asbestos Remediation	\$40,000
		Selective Floor Replacement	\$10,000		Selective Floor Replacement	\$10,000
		Total DUs:	\$50,000		Total DUs:	\$50,000
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		Nondwelling Equipment: Computer Hardware	\$1,000		Nondwelling Equipment: None	\$0
		Total NDE:	\$1,000		Total NDE:	\$0
		Total CFP Estimated Cost		\$283,000	Total CFP Estimated Cost	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008	20-6 Drohan Apartments			20-6 Drohan Apartments		
	1450	Site: Site Improvements (Step Up)	\$10,000	1450	Site: Site Improvement (Step Up)	\$12,000
		Total Site:	\$10,000		Total Site:	\$12,000
	1460	Mechanical and Electrical: Security System Upgrades	\$1,500	1460	Mechanical and Electrical: Security System Upgrades	\$1,500
		Total M&E:	\$1,500		Total M&E:	\$1,500
		Building Exterior: None	\$0		Building Exterior: Roof Survey	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
	1460	Dwelling Units: Closet Doors/Shelving	\$29,000	1460	Dwelling Units: Closet Doors/Shelving	\$20,000
		Total DUs:	\$29,000		Total DUs:	\$20,000
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0	1475	Site-Wide Facilities: Computer Hardware	\$250
	Total SWFs:	\$0		Total SWFs:	\$250	
1475	Nondwelling Equipment: Computer Hardware	\$250		Nondwelling Equipment: None	\$0	
	Total NDE:	\$250		Total NDE:	\$0	
	Total CFP Estimated Cost		\$40,750	Total CFP Estimated Cost		\$33,750

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008	20-6 Drohan Apartments			20-6 Drohan Apartments		
	1450	Site: Site Improvement (Step Up)	\$5,000	1450	Site: Site Improvements	\$5,000
		Total Site:	\$5,000		Total Site:	\$5,000
	1460	Mechanical and Electrical: Security System Upgrade	\$1,500	1460	Mechanical and Electrical: Security System Upgrade	\$1,500
		Total M&E:	\$1,500		Total M&E:	\$1,500
	1460	Building Exterior: Roof Survey	\$10,000	1460	Building Exterior: Roof Repair	\$10,000
		Total B.E.:	\$10,000		Total B.E.:	\$10,000
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
	Total SWFs:	\$0		Total SWFs:	\$0	
1475	Nondwelling Equipment: Computer Hardware	\$250		Nondwelling Equipment: None	\$0	
	Total NDE:	\$250		Total NDE:	\$0	
	Total CFP Estimated Cost		\$16,750	Total CFP Estimated Cost		\$16,500

NAHRO
Capital Fund Manager ©

I n s t r u c t i o n s

ENTER DATA IN THE BLUE CELLS

DO NOT CHANGE THE RED CELLS

**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)

OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public Reporting burden for this collection of information is estimated to average 2 hours 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a currently valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Anytown Housing Authority	Modernization Project Number: US001P0019XX
--	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$0.00
B. Funds Disbursed	\$0.00
C. Funds Expended (Actual Modernization Cost)	\$0.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accur

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

NAHRO
Capital Fund Manager ©

I n s t r u c t i o n s (c o n t ' d .)

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**Annual Statement /
Performance and Evaluation Report**

Part I: Summary

Capital Funds Financing Program Program (CFFP) Loan Funds

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Approval	
QUINCY HOUSING AUTHORITY		CFFP Financing Proceeds		2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number # 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ended December 31, 2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$300,029	\$344,047	\$344,047	\$285,510
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$159,489	\$159,489	\$159,489	\$64,811
10	1460 Dwelling Structures	\$2,765,886	\$2,765,886	\$2,765,886	\$1,771,999
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$12,727	\$12,727	\$12,727	\$7,003
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19a	1501 Collateralization / Debt Service (Capitalized Interest & Liquidity Acc't Deposit)	\$389,789	\$301,061	\$301,061	\$301,061
19b	1502 Contingency (may not exceed 8% of line 20)	\$35,000	\$43,856	\$43,856	\$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$3,662,920.00	\$3,627,066.00	\$3,627,066.00	\$2,430,382.72
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<u>1406 Operations</u>	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1408 Management Improvements</u>	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1410 Administration</u>	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1411 Audits</u>	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1415 Liquidated Damages</u>	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1430 Fees and Cost</u>	1430						
	Clerk of Works			\$157,500.00	\$157,500.00	\$157,500.00	\$98,962.50	
	Proportionate Share of Costs of Issuance			\$142,529.00	\$186,547.00	\$186,547.00	\$186,547.00	
	Total 1430			\$300,029.00	\$344,047.00	\$344,047.00	\$285,509.50	
PHA Wide	<u>1440 SITE ACQUISITION</u>	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1490 REPLACEMENT RESERVE</u>	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1499 MOD USED FOR DEVELOPMENT</u>	1499		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1501 COLLATERALIZATION/DEBT SERV</u>	1501						
	Capitalized Interest			\$78,194.00	\$0.00	\$0.00	\$0.00	
	Liquidity Account Deposit			\$311,595.00	\$301,061.00	\$301,061.00	\$301,061.00	
	Total 1501			\$389,789.00	\$301,061.00	\$301,061.00	\$301,061.00	
	SUBTOTAL			\$689,818.00	\$645,108.00	\$645,108.00	\$586,570.50	

All work is being performed with Force Account labor.

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL29P016-001	Riverview Family Housing -- 24 Buildings							
	1450 Site Improvements	1450						
	Building Perimeter Finish Grading, Lawns, Planting			\$57,796.00	\$57,796.00	\$57,796.00	\$33,911.61	includes site prep for siding
	Paved Areas, Walks-Parking			\$101,693.00	\$101,693.00	\$101,693.00	\$30,899.01	
	Total 1450			\$159,489.00	\$159,489.00	\$159,489.00	\$64,810.62	
	1460 Dwelling Structure	1460						
	Remove and Dispose of Existing Siding			\$72,576.00	\$72,576.00	\$72,576.00	\$47,900.16	
	Remove and Dispose of Existing Roofing			\$72,576.00	\$72,576.00	\$72,576.00	\$43,545.60	
	Repair or Replace Roof and Sidewall Sheathing			\$44,688.00	\$44,688.00	\$44,688.00	\$29,494.08	
	Roof, Drip, Ridge, Wrap, Insul			\$492,552.00	\$492,552.00	\$492,552.00	\$325,084.32	
	Repair or Repoint Chimneys			\$13,056.00	\$13,056.00	\$13,056.00	\$3,916.80	
	Repair or Replace Rotted Sills			\$15,360.00	\$15,360.00	\$15,360.00	\$9,830.40	
	Replace Exterior Doors as Needed			\$14,400.00	\$14,400.00	\$14,400.00	\$5,904.00	
	Install New Siding			\$1,277,033.73	\$1,277,033.73	\$1,277,033.73	\$817,301.59	
	Bend and Install Metal Trim Coverage			\$749,164.00	\$749,164.00	\$749,164.00	\$479,464.96	
	Install Cable and Utility Cabinet			\$14,480.00	\$14,480.00	\$14,480.00	\$9,556.80	
	Total 1460			\$2,765,885.73	\$2,765,885.73	\$2,765,885.73	\$1,771,998.71	
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470						
	Office and Storage Trailers			\$12,727.27	\$12,727.27	\$12,727.27	\$7,002.89	
	Total 1470			\$12,727.27	\$12,727.27	\$12,727.27	\$7,002.89	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1502 CONTINGENCY	1502		\$35,000.00	\$43,856.00	\$43,856.00	\$0.00	
	Total Cost for Riverview Family Housing			\$3,662,920.00	\$3,627,066.00	\$3,627,066.00	\$2,430,382.72	

All work is being performed with Force Account labor.

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule Capital Fund Program: Proposed Loan Funds			U.S. Department of Housing and Urban Development Office of Public and Indian Housing				OMB Approval No. 2577-0157 (Exp. 3/31/2002)
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide	07/01/07		N/A	07/01/10		N/A	
20-1 Riverview	07/01/07		01/12/06	07/01/10	1/12/2010		
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule Capital Fund Program: Proposed Loan Funds			U.S. Department of Housing and Urban Development Office of Public and Indian Housing				OMB Approval No. 2577-0157 (Exp. 3/31/2002)
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	

**QUINCY HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Assistant Director
Jacquelyn S. Loud

Executive Director
John Mather

General Counsel
Patricia Hunt

Admin. Assistant
Kathleen Healy

Admin. Secretary
Terry Champion

Receptionist
Fran McGann

Clerk Typist
Akemi Barden

Mod Director
Kathleen Camara
temp. (+\$5,000.00)

Finance Director
John McKenna

Sup. Sev. Director
Joyce Young

Director of Program Management
Carolyn Crossley

Leased Hsg. Director
Barbara Niles

Superintendent of Maintenance
Peter Kolson

Mod Force Account Forman

Jr. Account
Thao Ngo
(+\$5200.00)

E.D.H.C.
Barbara O'Brien

Occupancy Specialist
Mary Gethin
Maryellen Slattery G6

Tenant Coordinator
Pamela Norton

Maint. Secretary
Margaret Milne

Labor Foreman
Robert Brown
\$19.20

Mod Proj. Mgr.
Larry Connors
Rita Vaga

Acct. Payroll Clerk
Chris LaPlume

F.S.S.C.
Cherie Jiminez

Admissions Clerk
Linda Clark
Michelle Bosse

Rental Asst. Serv. Coord.
Peggy Comer

Maint. Op. Coord.
Dick DeCosta

Laborer/Mechanic
Joseph B. McAteer
\$18.95

Mod Coord.
Deborah Williamson

Sr. Bookkeeper
Dawn Cassidy

D.E.P.C.
Kathy Ross

Property Manager
Patricia Mackin
Robert Fleming
Kathleen Porrazzo
Barbara Papile

Rental Asst/HAP Clerk
Nancy Connolly

Maint. Clerk, Step II
Michelle Routhier

Laborers
Joseph Pagnano
\$16.20

Jr. Bookkeeper
Barbara Stewart

E.S.P.C.
Kathleen Shannon

Property Manager
Patricia Mackin
Robert Fleming
Kathleen Porrazzo
Barbara Papile

Clerk Typist
Nancy Stasio
Judy Archer

Plasterer
Patrick Mannion
\$23.43

Kerry Chadbourne
\$16.20

V.E.C.S.C.
Stephen Sullivan
9/18/02, +\$1,500.00

Plumbers
Steve Montgomery (\$27.18)
Thomas F. Gorman III (\$25.40)

James Peers
\$16.20

Floorlayer
David Ferris
\$21.62

Robert Foster
\$16.20

Carpenters
Chris Aronne (\$18.00)
Mike Santostefano (\$18.00)
Michael C. Johnson (\$18.00)
John A. Jones (\$18.00)
James J. Carroll (\$18.00)

Anthony Rumble
\$16.20

Electricians
Paul Radzik (\$27.21)
Mike Micciche (\$26.21)

William O'Neill
\$16.20

Lead Painter
Sid Mannai
\$20.96

Vincent Acito
\$16.20

Painter
Kevin Murphy (\$19.96)
Catherine Jones (\$19.96)
Keneth Jillson (\$19.96)

Mark Kennedy
\$16.20

Pipefitter/Steamfitter
Michael Miller
\$26.13

Daniel McGann
\$16.20

Shawn Gaul
\$16.20

Anthony DiRocco
\$16.20

Stephen Spencer
\$16.20

James Schilling
\$16.20

Lester Gee
\$16.20

vacant
\$16.20

Paul J. McDonough
\$16.20

Michael J. McGann
\$16.20

**QUINCY HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Assistant Director Jacquelyn S. Loud	Executive Director John Mather	General Counsel Patricia Hunt
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Admin. Assistant Kathleen Healy	Admin. Secretary Terry Champion	Receptionist Fran McGann	Clerk Typist Akemi Barden
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Modernization Dept.	Finance Department	Support Services	Tenant Services Department	Leased Housing	Maintenance Department
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Mod Director Kathleen Camara	Finance Director John McKenna	Sup. Sev. Director Joyce Young	Director of Program Management Carolyn Crossley	Rental Assistant Administrator Barbara Niles	Superintendent of Maintenance Peter Kolson
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Mod Proj. Mgr. Larry Connors Rita Vaga	Jr. Account Thao Ngo	E.D.H.C. Barbara O'Brien	Occupancy Specialist Mary Gethin Maryellen Slattery	Assistant Rental Assistance Administrator Pamela Norton	Maint. Secretary Margaret Milne	Labor Foreman Robert Brown
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Mod Coord. Deborah Williamson	Acct. Payroll Clerk Chris LaPlume	F.S.S.C. Cherie Jiminez	Admissions Clerk Linda Clark Michelle Bosse	Rental Asst. Serv. Coord. Peggy Comer	Maint. Op. Coord. Dick DeCosta	Laborer/Mechanic Joseph B. McAteer
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Mod Force Account Forman Francis Whitty	Sr. Bookkeeper Dawn Cassidy	D.E.P.C. Kathy Ross	Property Manager Patricia Mackin Robert Fleming Kathleen Porrazzo Barbara Papile	Rental Asst/HAP Clerk Nancy Connolly	Maint. Clerk, Step II Michelle Routhier	Laborers
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Jr. Bookkeeper Barbara Stewart	E.S.P.C. Kathleen Shannon	V.E.C.S.C. Stephen T. Sullivan	Clerk Typist Nancy Stasio Judy Archer	Maint. Clerk, Step I Houda Shuman	Laborers
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Rental Assistance Housing Search Specialist Nina Regan	Plasterer Patrick Mannion	Laborers
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Plumbers Steve Montgomery Thomas F. Gorman III	Laborers
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Floorlayer David Ferris	Laborers
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Carpenters Chris Aronne Mike Santostefano Michael C. Johnson John A. Jones James J. Carroll	Laborers
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Electricians Paul Radzik Mike Micciche	Laborers
--	----------

Lead Painter Sid Mannai	Laborers
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Painter Kevin Murphy Catherine Jones Keneth Jillson	Laborers
--	----------

Pipefitter/Steamfitter Michael Miller	Laborers
--	----------

Joseph Pagnano
Kerry Chadbourne
James Peers
Robert Foster
Anthony Rumble
William O'Neill
Vincent Acito
Mark Kennedy
Daniel McGann
Shawn Gaul
Anthony DiRocco
Stephen Spencer
James Schilling
Lester Gee
Michael J. McGann
Paul J. McDonough
vacant

**QUINCY HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Assistant Director

Vacant

Executive Director

Joseph A. MacRitchie

Admin. Assistant

Kathleen Healy

Admin. Secretary

Terry Champion

Receptionist

Janice Radzik

Modernization Director

Deborah Williamson

Acting Finance Director

Deborah Williamson

Sup. Sev. Director

Joyce Young

Director of Program Management

Carolyn Crossley

Leased Hsg. Director

Barbara Niles

Superintendent of Maintenance

David Ferris

Mod Proj. Mgr.

Lester Gee

Rita Vaga

Sr. Account

Thao Ngo

E.D.H.C.

Barbara McPherson

Tenant Selector

Mary Gethin

Asst. Rental Asst. Adm.

Vacant

Maint. Secretary

Margaret Milne

Maint. Op. Coord.

John Ginty

Maint. Clerk

Kimberly Rittenhouse

Laborer Foreman

Robert Foster

Acct. Payroll Clerk

Chris LaPlume

F.S.S.C

Akemi Barden

Nicole Walsh

Occupancy Specialist

Michelle Calvert

Lien Nguyen

Rental Assistant/HAP Clerk

MaryEllen Slattery

Rental Assistant/HAP Clerk

Nancy Connolly

Clerk Typist

Judy Archer

Roberta Sawtelle

Plasterer

Patrick Mannion

Plumbers

Steve Montgomery

Thomas F. Gorman III

Carpenters

Chris Aronne

Michael Johnson

John A. Jones

Electricians

Paul Radzik

Mike Micciche

Lead Painter/Vacancy Coord.

Kevin Murphy

Painter

Catherine Jones

Keneth Jillson

Pipefitter/Steamfitter

Vacant

Laborer/Mechanic

David Cerone

Laborers

Anthony Rumble

William O'Neill

Mark Kennedy

Daniel McGann

Stephen Spencer

James Schilling

David Towers

Jean Freedman

Troy Howington

Michael Gonzales

Joseph Guinto

Shawn Murphy

Robert Ryan

Kevin Fitzgerald

ROSS Homeownership

Vacant

Admissions Clerk

Christine Chan

Vacant

ROSS Family

Michelle Routhier

Property Manager

Patricia Mackin

Kathleen Porrazzo

Janice Radzik

Joanne Roche

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <p style="text-align: center;">Quincy Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No. MA06P020501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2003</p>
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- | | | |
|--|---|--|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no: 4) |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: October 31, 2006 | <input checked="" type="checkbox"/> Final Performance and Evaluation Report | |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$53,865.00	\$53,865.00	\$53,865.00	\$53,865.00
3	1408 Management Improvements	\$92,363.00	\$84,575.00	\$84,575.00	\$84,575.00
4	1410 Administration	\$107,730.00	\$106,635.68	\$106,635.68	\$106,635.68
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$75,000.00	\$74,999.00	\$74,999.00	\$74,999.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$40,440.00	\$40,732.12	\$40,732.12	\$40,732.12
10	1460 Dwelling Structures	\$670,217.00	\$678,679.20	\$678,679.20	\$678,679.20
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$37,689.00	\$37,818.00	\$37,818.00	\$37,818.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,077,304.00	\$1,077,304.00	\$1,077,304.00	\$1,077,304.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Resident Training Program	1408		\$42,303.00	\$42,302.07	\$42,302.07	\$42,302.07	
	Management Consultants	"		\$17,180.00	\$17,180.00	\$17,180.00	\$17,180.00	
	Accelerate Computer Imple	"		\$11,269.00	\$12,828.25	\$12,828.25	\$12,828.25	
	Employee Assistance Program	"		\$611.00	\$611.25	\$611.25	\$611.25	
	Capital Fund Planning	"		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training Programs	"		\$10,000.00	\$8,528.43	\$8,528.43	\$8,528.43	
	Update Office/Comm Equipment	"		\$10,000.00	\$3,125.00	\$3,125.00	\$3,125.00	
			Total 1408	\$92,363.00	\$84,575.00	\$84,575.00	\$84,575.00	
HA-Wide Operations		1406		\$53,865.00	\$53,865.00	\$53,865.00	\$53,865.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$107,730.00	\$106,635.68	\$106,635.68	\$106,635.68	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$75,000.00	\$74,999.00	\$74,999.00	\$74,999.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-1 Riverview	Site: Landscape/Site Improvements	1450		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
			Total Site:	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
	Mechanical and Electrical: Bldg Sumps/Drains Heating System Replacement	1460		\$15,590.00 \$2,258.00	\$15,590.00 \$2,258.10	\$15,590.00 \$2,258.10	\$15,590.00 \$2,258.10	
			Total M&E:	\$17,848.00	\$17,848.10	\$17,848.10	\$17,848.10	
	Building Exterior: Roof Replacement Replace Exterior Siding	1460		\$0.00 \$303,619.00	\$0.00 \$304,275.19	\$0.00 \$304,275.19	\$0.00 \$304,275.19	
			Total B.E.:	\$303,619.00	\$304,275.19	\$304,275.19	\$304,275.19	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Riverview			Project Total:	\$341,467.00	\$342,123.29	\$342,123.29	\$342,123.29	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Safety & Security	1460		\$123,190.00	\$123,190.00	\$123,190.00	\$123,190.00	
			Total M&E:	\$123,190.00	\$123,190.00	\$123,190.00	\$123,190.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Pagnano			Project Total:	\$123,190.00	\$123,190.00	\$123,190.00	\$123,190.00	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-4 O'Brien Towers	Site: Site Improvement	1450		\$20,440.00	\$20,732.12	\$20,732.12	\$20,732.12	
			Total Site:	\$20,440.00	\$20,732.12	\$20,732.12	\$20,732.12	
	Mechanical and Electrical: Safety & Security			\$26,673.00	\$26,672.85	\$26,672.85	\$26,672.85	
			Total M&E:	\$26,673.00	\$26,672.85	\$26,672.85	\$26,672.85	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Asbestos Remediation	1460		\$38,500.00	\$46,305.00	\$46,305.00	\$46,305.00	
			Total DUs:	\$38,500.00	\$46,305.00	\$46,305.00	\$46,305.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, O'Brien			Project Total:	\$85,613.00	\$93,709.97	\$93,709.97	\$93,709.97	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Safety & Security	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Bathroom Rehab (Phased)	1460		\$94,834.00	\$94,835.06	\$94,835.06	\$94,835.06	
			Total DUs:	\$94,834.00	\$94,835.06	\$94,835.06	\$94,835.06	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$94,834.00	\$94,835.06	\$94,835.06	\$94,835.06	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work
Quincy Housing Authority		Capital Fund Program Grant No: MA06P020501-03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Upgrade Security Systems	1460		\$65,553.00	\$65,553.00	\$65,553.00	\$65,553.00	
			Total M&E:	\$65,553.00	\$65,553.00	\$65,553.00	\$65,553.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Maintenance Equipment Rep Step Up Tools Force Account Tools Force Account Vehicle Computer System Hardware				\$8,180.00 \$4,905.00 \$20,175.00 \$1,954.00 \$2,475.00	\$8,180.00 \$4,905.36 \$20,174.05 \$1,958.02 \$2,600.57	\$8,180.00 \$4,905.36 \$20,174.05 \$1,958.02 \$2,600.57	\$8,180.00 \$4,905.36 \$20,174.05 \$1,958.02 \$2,600.57	
		Total NDE:	\$37,689.00	\$37,818.00	\$37,818.00	\$37,818.00		
Total	0		Project Total:	\$103,242.00	\$103,371.00	\$103,371.00	\$103,371.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number				
Quincy Housing Authority		Capital Fund Program Grant No.: MA06P020501-03 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
Resident Training Program	09/16/05		09/06/05	09/16/07		06/30/07
Management Consultants	09/16/05		09/06/05	09/16/07		06/30/07
Accelerate Computer Imple	09/16/05		09/06/05	09/16/07		06/30/07
Update Office/Comm Equipment	09/16/05		09/06/05	09/16/07		06/30/07
HA-Wide Nonroutine vacancy prep.	09/16/05		09/06/05	09/16/07		06/30/07
" Nonroutine PM repairs	09/16/05		09/06/05	09/16/07		06/30/07
" Appliances	09/16/05		09/06/05	09/16/07		06/30/07
" Vehicle replacement	09/16/05		09/06/05	09/16/07		06/30/07
" Demolition (specify location[s])	09/16/05		09/06/05	09/16/07		06/30/07
MA 20-1 Riverview	09/16/05		09/06/05	09/16/07		06/30/07
MA 20-2 Pagnano	09/16/05		09/06/05	09/16/07		06/30/07
MA 20-4 O'Brien	09/16/05		09/06/05	09/16/07		06/30/07
MA 20-6 Drohan	09/16/05		09/06/05	09/16/07		06/30/07
HA Wide	09/16/05		09/06/05	09/16/07		06/30/07

**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)
OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public Reporting burden for this collection of information is estimated to average 2 hours 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a currently valid OMB control number. Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Anytown Housing Authority	Modernization Project Number: US001P0019XX
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The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$0.00
B. Funds Disbursed	\$0.00
C. Funds Expended (Actual Modernization Cost)	\$0.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit: Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:
X	
The audited costs agree with the costs shown above: Verified: (Designated HUD Official)	Date:
X	
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

facsimile form HUD-53001 (10/96)
ref. Handbooks 7475.1 & .3

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Quincy Housing Authority	Grant Type and Number Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: December 31, 2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$5,000.00	\$1,425.00	\$1,425.00	\$1,425.00
4	1410 Administration	\$22,753.00	\$22,753.00	\$22,753.00	\$22,753.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000.00	\$13,347.00	\$13,347.00	\$13,347.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$5,317.00	\$46,403.90	\$46,403.90	\$46,403.90
10	1460 Dwelling Structures	\$179,467.00	\$143,608.10	\$143,608.10	\$143,608.10
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$227,537.00	\$227,537.00	\$227,537.00	\$227,537.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Management Consultants Accelerate Comp Implementation	1408 "		\$0.00	\$0.00	\$0.00	\$0.00	
				\$5,000.00	\$1,425.00	\$1,425.00	\$1,425.00	
			Total 1408	\$5,000.00	\$1,425.00	\$1,425.00	\$1,425.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$22,753.00	\$22,753.00	\$22,753.00	\$22,753.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$15,000.00	\$13,347.00	\$13,347.00	\$13,347.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-01 Riverview	Site: Site Improvement Tot Lot	1450		\$5,317.00 \$0.00	\$39,439.47 \$0.00	\$39,439.47 \$0.00	\$39,439.47 \$0.00	
			Total Site:	\$5,317.00	\$39,439.47	\$39,439.47	\$39,439.47	
	Mechanical and Electrical: Heating System Replacement Bldg Sump/Drains	1460		\$2,400.00 \$29.00	\$2,399.76 \$0.00	\$2,399.76 \$0.00	\$2,399.76 \$0.00	
			Total M&E:	\$2,429.00	\$2,399.76	\$2,399.76	\$2,399.76	
	Building Exterior: Siding/Roofing	1460		\$76,477.00	\$76,505.71	\$76,505.71	\$76,505.71	
			Total B.E.:	\$76,477.00	\$76,505.71	\$76,505.71	\$76,505.71	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Riverview			Project Total:	\$84,223.00	\$118,344.94	\$118,344.94	\$118,344.94	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-02 Pagnano Towers	Site: None	1450		\$0.00	\$2,564.32	\$2,564.32	\$2,564.32	
			Total Site:	\$0.00	\$2,564.32	\$2,564.32	\$2,564.32	
	Mechanical and Electrical: Safety & Security	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Plumbing Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Pagnano			Project Total:	\$0.00	\$2,564.32	\$2,564.32	\$2,564.32	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-04 O'Brien Towers	Site: None	1450		\$0.00	\$1,885.06	\$1,885.06	\$1,885.06	
			Total Site:	\$0.00	\$1,885.06	\$1,885.06	\$1,885.06	
	Mechanical and Electrical: Safety & Security	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Patio/Ext Door Flashing	1460		\$0.00	\$9,900.00	\$9,900.00	\$9,900.00	
			Total B.E.:	\$0.00	\$9,900.00	\$9,900.00	\$9,900.00	
	Dwelling Units: Asbestos Remediation	1460		\$74,317.00	\$28,558.49	\$28,558.49	\$28,558.49	
			Total DUs:	\$74,317.00	\$28,558.49	\$28,558.49	\$28,558.49	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, O'Brien			Project Total:	\$74,317.00	\$40,343.55	\$40,343.55	\$40,343.55	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 02-06 Drohan Apartments	Site: None	1450		\$0.00	\$2,515.05	\$2,515.05	\$2,515.05	
			Total Site:	\$0.00	\$2,515.05	\$2,515.05	\$2,515.05	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Plumbing Upgrades	1460		\$26,244.00	\$26,244.14	\$26,244.14	\$26,244.14	
			Total DUs:	\$26,244.00	\$26,244.14	\$26,244.14	\$26,244.14	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$26,244.00	\$28,759.19	\$28,759.19	\$28,759.19	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P02050203 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide	Site: Site Improvement	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Step Up Site Office	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,	0		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No.: MA06P02050203			2003			
		Replacement Housing Factor Grant No:						
		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Management Consultants	02/12/06		02/08/06	02/12/08		12/31/07	
"	Acc Computer Implementation	02/12/06		02/08/06	02/12/08		12/31/07	
"	Administration	02/12/06		02/08/06	02/12/08		12/31/07	
"	Fees & Costs	02/12/06		02/08/06	02/12/08		12/31/07	
MA 20-01	Riverview	02/12/06		02/08/06	02/12/08		12/31/07	
MA 20-02	Pagnano Towers	02/12/06		02/08/06	02/12/08		12/31/07	
MA 20-04	O'Brien Towers	02/12/06		02/08/06	02/12/08		12/31/07	
MA 20-06	Drohan Apartments	02/12/06		02/08/06	02/12/08		12/31/07	

**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)

OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public Reporting burden for this collection of information is estimated to average 2 hours 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a currently valid OMB control number. Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Quincy Housing Authority	Modernization Project Number: MA06P02050203
---	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$227,537.00
B. Funds Disbursed	\$227,537.00
C. Funds Expended (Actual Modernization Cost)	\$227,537.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Quincy Housing Authority	Grant Type and Number Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: December 31, 2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$63,032.00	\$63,032.00	\$63,032.00	\$63,032.00
3	1408 Management Improvements	\$98,104.00	\$111,401.33	\$111,401.33	\$111,401.33
4	1410 Administration	\$126,064.00	\$125,044.00	\$125,044.00	\$101,353.32
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$84,745.55	\$75,000.00	\$75,000.00	\$75,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$113,254.22	\$113,254.79	\$113,254.79	\$113,254.79
10	1460 Dwelling Structures	\$699,219.23	\$701,281.46	\$701,281.46	\$701,281.46
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$54,500.00	\$54,192.00	\$54,192.00	\$54,192.00
13	1475 Nondwelling Equipment	\$21,725.00	\$17,438.42	\$17,438.42	\$17,438.42
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,260,644.00	\$1,260,644.00	\$1,260,644.00	\$1,236,953.32
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Management Consultants	1408		\$12,000.00	\$21,240.00	\$21,240.00	\$21,240.00	
	Resident Training Program	"		\$68,110.15	\$67,720.15	\$67,720.15	\$67,720.15	
	Staff Training	"		\$4,003.94	\$4,075.94	\$4,075.94	\$4,075.94	
	Update Office/Comm Equipment	"		\$3,642.80	\$3,642.81	\$3,642.81	\$3,642.81	
	Accelerate Comp Implementation	"		\$3,091.58	\$6,466.90	\$6,466.90	\$6,466.90	
	Capital Fund Planning	"		\$5,814.78	\$5,814.78	\$5,814.78	\$5,814.78	
	Employee Assistance Program	"		\$1,440.75	\$2,440.75	\$2,440.75	\$2,440.75	
	Total 1408		\$98,104.00	\$111,401.33	\$111,401.33	\$111,401.33		
HA-Wide Operations		1406		\$63,032.00	\$63,032.00	\$63,032.00	\$63,032.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$126,064.00	\$125,044.00	\$125,044.00	\$101,353.32	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$62,675.23	\$52,929.68	\$52,929.68	\$52,929.68	Special Counsel
		1430		\$22,070.32	\$22,070.32	\$22,070.32	\$22,070.32	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-1 Riverview	Site: Landscape/Site Improvements	1450		\$52,765.00	\$52,764.71	\$52,764.71	\$52,764.71	
			Total Site:	\$52,765.00	\$52,764.71	\$52,764.71	\$52,764.71	
	Mechanical and Electrical: Bldg Sumps/Drains Heating System Replacement	1460		\$0.00 \$120,788.00	\$0.00 \$120,792.00	\$0.00 \$120,792.00	\$0.00 \$120,792.00	
			Total M&E:	\$120,788.00	\$120,792.00	\$120,792.00	\$120,792.00	
	Building Exterior: Exterior Shel	"		\$366,494.93	\$366,494.93	\$366,494.93	\$366,494.93	
			Total B.E.:	\$366,494.93	\$366,494.93	\$366,494.93	\$366,494.93	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Riverview			Project Total:	\$540,047.93	\$540,051.64	\$540,051.64	\$540,051.64	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: Site Improvement	1450		\$15,721.22	\$15,721.22	\$15,721.22	\$15,721.22	
			Total Site:	\$15,721.22	\$15,721.22	\$15,721.22	\$15,721.22	
	Mechanical and Electrical: Security System Upgrade	1460		\$74,343.00	\$74,343.00	\$74,343.00	\$74,343.00	
			Total M&E:	\$74,343.00	\$74,343.00	\$74,343.00	\$74,343.00	
	Building Exterior: Windows/Patio Doors/Exterior	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Plumbing Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Fire System/Generator Upgrades	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Pagnano			Project Total:	\$90,064.22	\$90,064.22	\$90,064.22	\$90,064.22	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-4 O'Brien Towers	Site: Landscaping/Site Improvement	1450		\$20,563.00	\$20,563.49	\$20,563.49	\$20,563.49	
			Total Site:	\$20,563.00	\$20,563.49	\$20,563.49	\$20,563.49	
	Mechanical and Electrical: Security System Upgrades Gas Conversion	1460		\$19,022.16 \$0.00	\$19,022.16 \$0.00	\$19,022.16 \$0.00	\$19,022.16 \$0.00	
			Total M&E:	\$19,022.16	\$19,022.16	\$19,022.16	\$19,022.16	
	Building Exterior: Masonry/Flashing Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Asbestos Remediation	1460		\$40,900.14	\$43,178.37	\$43,178.37	\$43,178.37	
			Total DUs:	\$40,900.14	\$43,178.37	\$43,178.37	\$43,178.37	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: G24 Conversion	1470		\$54,500.00	\$54,192.00	\$54,192.00	\$54,192.00	
			Total ICAs:	\$54,500.00	\$54,192.00	\$54,192.00	\$54,192.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, O'Brien			Project Total:	\$134,985.30	\$136,956.02	\$136,956.02	\$136,956.02	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: Landscaping/Site Improvements	1450		\$24,205.00	\$24,205.37	\$24,205.37	\$24,205.37	
			Total Site:	\$24,205.00	\$24,205.37	\$24,205.37	\$24,205.37	
	Mechanical and Electrical: Security System Upgrades	1460		\$26,157.00	\$26,157.00	\$26,157.00	\$26,157.00	
			Total M&E:	\$26,157.00	\$26,157.00	\$26,157.00	\$26,157.00	
	Building Exterior: HP Baths	1460		\$14,665.00	\$14,665.00	\$14,665.00	\$14,665.00	
			Total B.E.:	\$14,665.00	\$14,665.00	\$14,665.00	\$14,665.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$65,027.00	\$65,027.37	\$65,027.37	\$65,027.37	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Upgrade Security Systems	1460		\$35,000.00	\$33,629.00	\$33,629.00	\$33,629.00	
			Total M&E:	\$35,000.00	\$33,629.00	\$33,629.00	\$33,629.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations	1460		\$1,849.00	\$3,000.00	\$3,000.00	\$3,000.00	
			Total DUs:	\$1,849.00	\$3,000.00	\$3,000.00	\$3,000.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Maint Equip Replacement Force Account Tools Step Up Tools Force Account Vehicle Computer System Hardware	1475 " " " "			\$6,820.00 \$997.00 \$3,680.00 \$5,808.00 \$4,420.00	\$6,820.00 \$996.72 \$3,680.39 \$5,808.32 \$132.99	\$6,820.00 \$996.72 \$3,680.39 \$5,808.32 \$132.99	\$6,820.00 \$996.72 \$3,680.39 \$5,808.32 \$132.99
		Total NDE:	\$21,725.00	\$17,438.42	\$17,438.42	\$17,438.42		
Total,	0		Project Total:	\$58,574.00	\$54,067.42	\$54,067.42	\$54,067.42	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No.: MA06P020501-04			2004			
		Replacement Housing Factor Grant No:						
		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Management Improvements	09/13/06		09/15/06	09/13/08			
HA Wide	Administration	09/13/06		09/15/06	09/13/08			
HA-Wide	Fees & Costs	09/13/06		09/15/06	09/13/08			
MA 20-01	Riverview	09/13/06		09/15/06	09/13/08			
MA 20-02	Pagnano Towers	09/13/06		09/15/06	09/13/08			
MA 20-04	O'Brien Towers	09/13/06		09/15/06	09/13/08			
MA 20-06	Drohan Apartments	09/13/06		09/15/06	09/13/08			
HA Wide	Non Dwelling	09/13/06		09/15/06	09/13/08			

			Grant Type and Number Capital Fund Program Grant No.: MA06P020501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
XX Y-19	Anywhere							
XX Y-20	Anywhere							
XX Y-21	Anywhere							
XX Y-22	Anywhere							
XX Y-23	Anywhere							
XX Y-24	Anywhere							
XX Y-25	Anywhere							
XX Y-26	Anywhere							
XX Y-27	Anywhere							
XX Y-28	Anywhere							
XX Y-29	Anywhere							
XX Y-30	Anywhere							

**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)

OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public Reporting burden for this collection of information is estimated to average 2 hours 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a currently valid OMB control number. Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Anytown Housing Authority	Modernization Project Number: US001P0019XX
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The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$0.00
B. Funds Disbursed	\$0.00
C. Funds Expended (Actual Modernization Cost)	\$0.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: Quincy Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No:	MA06P020501-05	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 34)
 Performance and Evaluation Report for Period Ending: December 31, 2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$175,300.00	\$117,295.52	\$117,295.52	\$117,295.52
4	1410 Administration	\$119,423.00	\$119,423.00	\$119,423.00	\$72,695.70
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$74,235.00	\$75,000.00	\$75,000.00	\$54,921.55
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$201,365.00	\$213,853.93	\$213,853.93	\$191,425.07
10	1460 Dwelling Structures	\$393,784.00	\$397,723.08	\$397,723.08	\$224,920.69
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$79,717.00	\$120,528.47	\$120,528.47	\$69,611.47
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
19A	9000 Debt Service	\$150,413.00	\$150,413.00	\$150,413.00	\$150,413.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,194,237.00	\$1,194,237.00	\$1,194,237.00	\$881,283.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Resident Initiative (20-1 Riverview)	"			\$4,166.66	\$4,166.66	\$4,166.66	
	Management Consultants	1408		\$25,000.00	\$10,350.95	\$10,350.95	\$10,350.95	pre 6/30/07
	Resident Training	"		\$100,000.00	\$95,835.50	\$95,835.50	\$95,835.50	pre 6/30/07
	Staff Training	"		\$10,000.00	\$1,728.00	\$1,728.00	\$1,728.00	pre 6/30/07
	Update Office/Comm Equipment	"		\$7,000.00	\$4,714.41	\$4,714.41	\$4,714.41	pre 6/30/07
	Accelerate Comp Implementation	"		\$10,000.00	\$0.00	\$0.00	\$0.00	pre 6/30/07
	Capital Fund Planning	"		\$1,500.00	\$0.00	\$0.00	\$0.00	pre 6/30/07
	Ross Coordinator	"		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Employee Assistance Program	"		\$1,800.00	\$500.00	\$500.00	\$500.00	pre 6/30/07
			Total 1408	\$175,300.00	\$117,295.52	\$117,295.52	\$117,295.52	
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$119,423.00	\$119,423.00	\$119,423.00	\$72,695.70	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430	20-1 Riverview	\$74,235.00	\$20,292.49	\$20,292.49	\$20,292.49	
		1430		\$54,707.51	\$54,707.51	\$34,629.06		
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original with Bond	Revised with Bond	Obligated	Expended	
MA 20-1 Riverview	Site: Boardwalk Landscape/Site Improvement:	1450		\$0.00 \$153,672.00	\$77.00 \$153,776.93	\$77.00 \$153,776.93	\$77.00 \$153,776.93	Force Account/Youth Build Step Up
			Total Site:	\$153,672.00	\$153,853.93	\$153,853.93	\$153,853.93	
	Mechanical and Electrical: Heating System Replacemen Basement Drainage	1460		\$44,242.73 \$100,000.00	\$44,242.73 \$99,165.69	\$44,242.73 \$99,165.69	\$44,242.73 \$99,165.69	ESCO Step Up/Force Account
			Total M&E:	\$144,242.73	\$143,408.42	\$143,408.42	\$143,408.42	
	Building Exterior: Replace Exterior Siding	1460		\$100,000.00	\$100,000.00	\$100,000.00	\$40,870.20	Force Account/Youth Build/Step Up
			Total B.E.:	\$100,000.00	\$100,000.00	\$100,000.00	\$40,870.20	
	Dwelling Units: Kitchen Prototypes	1460		\$49,167.00	\$0.00	\$0.00	\$0.00	Force Account
			Total DUs:	\$49,167.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Force Account Tools Step Up Tools Force Account Vehicle	1475		\$0.00 \$0.00 \$0.00	\$3,302.97 \$686.99 \$383.08	\$3,302.97 \$686.99 \$383.08	\$3,302.97 \$686.99 \$383.08	
		Total NDE:	\$0.00	\$4,373.04	\$4,373.04	\$4,373.04		
Total, Riverview			Project Total:	\$447,081.73	\$401,635.39	\$401,635.39	\$342,505.59	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original with Bond	Revised with Bond	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: Site Improvemen	1450		\$16,193.00	\$20,000.00	\$20,000.00	\$8,460.15	Step Up
	Total Site:			\$16,193.00	\$20,000.00	\$20,000.00	\$8,460.15	
	Mechanical and Electrical: Gas Conversion			\$0.00	\$0.00	\$0.00	\$0.00	ESCO
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Asbestos Remediation HVAC Upgrades	1460		\$0.00	\$42,500.77	\$42,500.77	\$0.00	Force Account (Finish Work) ESCO
	Total DUs:			\$0.00	\$42,500.77	\$42,500.77	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Elevator Repairs Community Room A/C	1475		\$50,877.00	\$41,617.00	\$41,617.00	\$0.00	ESCO	
Total NDE:			\$50,877.00	\$93,240.10	\$93,240.10	\$51,623.10		
Total, Pagnano		Project Total:		\$67,070.00	\$155,740.87	\$155,740.87	\$60,083.25	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original with Bond	Revised with Bond	Obligated	Expended	
MA 20-4 O'Brien Towers	Site: Landscaping/Site Improvemen	1450		\$15,000.00	\$20,000.00	\$20,000.00	\$11,645.99	Step Up
			Total Site:	\$15,000.00	\$20,000.00	\$20,000.00	\$11,645.99	
	Mechanical and Electrical: Gas Conversion	1460		\$0.00	\$0.00	\$0.00	\$0.00	ESCO
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Windows/Patio Doors	1460		\$20,274.27	\$7,500.00	\$7,500.00	\$7,500.00	
			Total B.E.:	\$20,274.27	\$7,500.00	\$7,500.00	\$7,500.00	
	Dwelling Units: HVAC Upgrades Asbestos Remova	1460		\$0.00 \$47,000.00	\$0.00 \$75,000.00	\$0.00 \$75,000.00	\$0.00 \$3,828.18	ESCO
			Total DUs:	\$47,000.00	\$75,000.00	\$75,000.00	\$3,828.18	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Elevator Repairs	1475		\$0.00	\$9,300.00	\$9,300.00	\$0.00		
		Total NDE:	\$0.00	\$9,300.00	\$9,300.00	\$0.00		
Total, O'Brien			Project Total:	\$82,274.27	\$111,800.00	\$111,800.00	\$22,974.17	

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original with Bond	Revised with Bond	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: Landscaping/Site Improvement	1450		\$16,500.00	\$20,000.00	\$20,000.00	\$17,465.00	Step Up
			Total Site:	\$16,500.00	\$20,000.00	\$20,000.00	\$17,465.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Boiler Replacemen	1475		\$0.00	\$0.00	\$0.00	\$0.00	ESCO	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$16,500.00	\$20,000.00	\$20,000.00	\$17,465.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original without Bond	Original with Bond	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Security Systems	1460		\$30,000.00	\$28,843.68	\$28,843.68	\$28,843.68	pre 6/30/07
			Total M&E:	\$30,000.00	\$28,843.68	\$28,843.68	\$28,843.68	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodation:	1460		\$3,100.00	\$470.21	\$470.21	\$470.21	pre 6/30/07
			Total DUs:	\$3,100.00	\$470.21	\$470.21	\$470.21	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Maint Equip Replacemen Force Account Tools Step Up Tools Force Account Vehicle Computer System Hardwar	1475		\$5,000.00 \$5,000.00 \$4,340.00 \$2,000.00 \$12,500.00	\$0.00 \$8,490.71 \$749.55 \$4,375.07 \$0.00	\$0.00 \$8,490.71 \$749.55 \$4,375.07 \$0.00	\$0.00 \$8,490.71 \$749.55 \$4,375.07 \$0.00	pre 6/3/07 pre 6/3/07 pre 6/3/07 pre 6/3/07
		Total NDE:	\$28,840.00	\$13,615.33	\$13,615.33	\$13,615.33		
Total,			Project Total:	\$61,940.00	\$42,929.22	\$42,929.22	\$42,929.22	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

		Grant Type and Number			Federal FY of Grant:			
		Capital Fund Program Grant No.: MA06P020501-05			2005			
		Replacement Housing Factor Grant No:						
		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Management Improvements	08/18/07			08/18/09			
HA Wide	Administration	08/18/07			08/18/09			
HA-Wide	Fees & Costs	08/18/07			08/18/09			
HA-Wide	Nonroutine vacancy prep.	08/18/07			08/18/09			
"	Nonroutine PM repairs	08/18/07			08/18/09			
"	Appliances	08/18/07			08/18/09			
"	Vehicle replacement	08/18/07			08/18/09			
"	Demolition (specify location[s])	08/18/07			08/18/09			
MA 20-01	Riverview	08/18/07			08/18/09			
MA 20-02	Pagnano Towers	08/18/07			08/18/09			
MA 20-04	O'Brien Towers	08/18/07			08/18/09			
MA 20-06	Drohan Apartments	08/18/07			08/18/09			
HA Wide	Non Dwelling	08/18/07			08/18/09			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Management Consultants 20-1 Riverview	1408	1	\$10,000	\$0	\$0	\$0	AMP to be determined
	Resident Training Program 20-1 Riverview	"	1	\$0	\$7,000	\$0	\$0	
	Staff Training	"	1	\$75,000	\$35,000	\$35,000	\$0	
	Update Office/Comm Equipment	"			\$0	\$0	\$370	
	Accelerate Comp Implementation	"		\$7,000	\$0	\$0	\$0	
	Capital Fund Planning	"		\$7,500	\$0	\$0	\$0	
	Implement Preventative Maintenance	"		\$11,111	\$0	\$0	\$0	
	LEP Consultant	"		\$1,500	\$0	\$0	\$0	
	ROSS Coordinator (20-1 Riverview)	"	1	\$7,500	\$5,000	\$0	\$0	
	Employee Assistance Program	"	1	\$0	\$5,000	\$0	\$0	
			Total 1408	\$20,000	\$15,000	\$0	\$0	AMP to be determined
				\$2,381	\$0	\$0	\$0	
				\$141,992.00	\$67,000.00	\$35,000.00	\$370.00	
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410	1	\$115,285.00	\$115,285.00	\$115,285.00	\$28,614.00	
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$290,154.00	\$290,154.00	\$290,154.00	\$290,154.00	
HA-Wide Fees and Costs	A & E Services Max 7% 20-1 Riverview	1430	1	\$75,000.00				
	20-2 Pagnano	"	1		\$25,000.00	\$25,000.00	\$0.00	
	20-4 O'Brien	"	1		\$15,000.00	\$10,000.00	\$0.00	
	20-6 Drohan Apartments	"	1		\$15,000.00	\$10,000.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-1 Riverview	Site: Landscape/Site Improvements Playground Boardwalk	1450	1 1 1	\$70,000.00 \$0.00 \$0.00	\$119,309.65 \$28,150.00 \$40,000.00	\$119,309.65 \$0.00 \$0.00	\$119,309.65 \$0.00 \$0.00	Step Up Step Up Force Account/Youth Build
	Total Site:			\$70,000.00	\$187,459.65	\$119,309.65	\$119,309.65	
	Mechanical and Electrical: Basement Drainage	1460	3	\$40,000.00	\$100,000.00	\$100,000.00	\$14,044.73	Step Up/Force Account
	Total M&E:			\$40,000.00	\$100,000.00	\$100,000.00	\$14,044.73	
	Building Exterior: Replace Exterior Siding	"	45	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	FA/Youth Build/Step Up
	Total B.E.:			\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	
	Dwelling Units: Kitchen Modernization Prototype	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	Force Account
	Total DUs:			\$50,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Computer Hardware Force Account Vehicle (Repairs) Force Account Tools Step Up Tools	1475	1	\$0.00 \$0.00 \$0.00 \$0.00	\$702.50 \$4,000.00 \$3,000.00 \$1,500.00	\$702.50 \$4,000.00 \$3,000.00 \$1,500.00	\$702.50 \$319.96 \$0.00 \$0.00	
	Total NDE:			\$0.00	\$9,202.50	\$9,202.50	\$1,022.46	
	Total Riverview							
	Project Total:			\$210,000.00	\$346,662.15	\$278,512.15	\$134,376.84	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: Site Improvement	1450	1	\$10,000.00	\$8,000.00	\$8,000.00	\$7,550.78	Step Up
			Total Site:	\$10,000.00	\$8,000.00	\$8,000.00	\$7,550.78	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Community Room Roof	1460		\$2,456.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$2,456.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Community Room A/C Computer Hardware Exigent Elevator Repairs Fire System/Generator Upgrades	1475	1 1 2 1	\$49,167.00 \$0.00 \$0.00 \$113,152.00	\$0.00 \$608.67 \$19,721.00 \$150,000.00	\$0.00 \$608.67 \$19,721.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
		Total NDE:	\$162,319.00	\$170,329.67	\$20,329.67	\$0.00		
Total, Pagnano		Project Total:	\$174,775.00	\$178,329.67	\$28,329.67	\$7,550.78		

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-4 O'Brien Towers	Site: Landscaping/Site Improvement	1450	11	\$20,000.00	\$11,002.60	\$11,002.60	\$11,002.60	Step Up
			Total Site:	\$20,000.00	\$11,002.60	\$11,002.60	\$11,002.60	
	Mechanical and Electrical: None	"		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Windows/Patio Doors/Exterior	1460	42	\$68,151.00	\$63,922.84	\$0.00	\$0.00	
			Total B.E.:	\$68,151.00	\$63,922.84	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Computer Hardware	1475	1	\$0.00	\$1,068.97	\$1,068.97	\$1,068.97		
		Total NDE:	\$0.00	\$1,068.97	\$1,068.97	\$1,068.97		
Total, O'Brien			Project Total:	\$88,151.00	\$75,994.41	\$12,071.57	\$12,071.57	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: Landscaping/Site Improvements	1450	1	\$10,000.00	\$6,275.80	\$6,275.80	\$6,275.80	Step Up
			Total Site:	\$10,000.00	\$6,275.80	\$6,275.80	\$6,275.80	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Computer Hardware	1475	1	\$0.00	\$155.97	\$155.97	\$155.97		
		Total NDE:	\$0.00	\$155.97	\$155.97	\$155.97		
Total, Drohan			Project Total:	\$10,000.00	\$6,431.77	\$6,431.77	\$6,431.77	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 Replacement Housing Factor Grant No:			2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	AMP to be determined AMP to be determined
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations 504 Compliance	1460		\$3,000.00 \$15,000.00	\$3,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$18,000.00	\$8,000.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Maint Equip Replacement Force Account Tools Force Account Vehicle Computer System Hardware	1475 " " "		\$5,000.00 \$7,000.00 \$5,000.00 \$12,500.00	\$5,000.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
		Total NDE:	\$29,500.00	\$5,000.00	\$0.00	\$0.00		
Total,	0		Project Total:	\$47,500.00	\$13,000.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No.: MA06P020501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Management Improvements	07/18/08	07/18/08		07/18/10	07/18/10		
HA Wide Administration	07/18/08	07/18/08		07/18/10	07/18/10		
HA-Wide Fees & Costs	07/18/08	07/18/08		07/18/10	07/18/10		
HA-Wide Nonroutine vacancy prep.	07/18/08	07/18/08		07/18/10	07/18/10		
" Nonroutine PM repairs	07/18/08	07/18/08		07/18/10	07/18/10		
" Appliances	07/18/08	07/18/08		07/18/10	07/18/10		
" Vehicle replacement	07/18/08	07/18/08		07/18/10	07/18/10		
" Demolition (specify location[s])	07/18/08	07/18/08		07/18/10	07/18/10		
MA 20-01 Riverview	07/18/08	07/18/08		07/18/10	07/18/10		
MA 20-02 Pagnano Towers	07/18/08	07/18/08		07/18/10	07/18/10		
MA 20-04 O'Brien Towers	07/18/08	07/18/08		07/18/10	07/18/10		
MA 20-06 Drohan Apartments	07/18/08	07/18/08		07/18/10	07/18/10		
HA Wide Non Dwelling	07/18/08	07/18/08		07/18/10	07/18/10		

**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)

OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public Reporting burden for this collection of information is estimated to average 2 hours 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 for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a currently valid OMB control number. Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Anytown Housing Authority	Modernization Project Number: US001P0019XX
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The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$0.00
B. Funds Disbursed	\$0.00
C. Funds Expended (Actual Modernization Cost)	\$0.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:					
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:		2007					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Mgmt. Improvmts	Management Consultants	1408		\$10,000				(Acc Comp Implementation)	
	20-1 Riverview	"	1		\$5,000	\$0	\$0		
	20-2 Pagnano Towers	"	1		\$5,000	\$0	\$0		
	20-4 O'Brien Towers	"	1		\$5,000	\$0	\$0		
	20-6 Drohan Apartments	"	1		\$2,000	\$0	\$0		
	Software Upgrade/Maintenance	"			\$10,000				
	20-1 Riverview	"	1		\$1,000	\$0	\$0		
	20-2 Pagnano Towers	"	1		\$1,000	\$0	\$0		
	20-4 O'Brien Towers	"	1		\$1,500	\$0	\$0		
	20-6 Drohan Apartments	"	1		\$1,000	\$0	\$0		
	Resident Training Program	"			\$62,312	\$48,000	\$48,000		\$0
	20-1 Riverview	"	1						
	20-2 Pagnano Towers	"	1						
	20-4 O'Brien Towers	"	1						
	20-6 Drohan Apartments	"	1						
	IT Services	"							
	20-1 Riverview	"	1		\$0	\$1,500	\$0		\$0
	20-2 Pagnano Towers	"	1			\$750	\$0		\$0
	20-4 O'Brien Towers	"	1			\$1,500	\$0		\$0
	20-6 Drohan Apartments	"	1			\$500	\$0		\$0
	ROSS Coordinator	"	1		\$0	\$15,000	\$0		\$0
	Staff Training	"			\$5,000	\$0	\$0		\$0
	Update Office/Comm Equipment	"			\$5,000	\$0	\$0		\$0
Capital Fund Planning	"			\$1,500	\$0	\$0	\$0		
Implement Preventative Maintenance	"	4		\$7,500	\$5,000	\$0	\$0		
LEP Consultant	"	4		\$0	\$5,000	\$0	\$0		
Employee Assistance Program	"			\$2,500	\$0	\$0	\$0		
			Total 1408	\$103,812.00	\$98,750.00	\$48,000.00	\$0.00		
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00		
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410	4	\$118,006.00	\$118,006.00	\$118,006.00	\$19,667.66		
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$290,428.00	\$290,428.00	\$290,428.00	\$0.00		
HA-Wide Fees and Costs	A & E Services max 7%	1430		\$75,000.00		\$0.00	\$0.00		
	20-1 Riverview	"	1		\$25,000.00				
	20-2 Pagnano Towers	"	1		\$15,000.00				
	20-4 O'Brien Towers	"	1		\$15,000.00				
	20-6 Drohan Apartments	"	1		\$5,000.00				
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00		
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00		
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00		
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00		
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00		
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:				2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-1 Riverview	Site: Boardwalk Playground Landscape/Site Improvements	1450	1 1 1 Total Site:	\$0.00 \$0.00 \$80,000.00 \$80,000.00	\$40,000.00 \$28,134.00 \$75,000.00 \$143,134.00	\$0.00 \$0.00 \$75,000.00 \$75,000.00	\$0.00 \$0.00 \$0.00 \$0.00	Force Account/Youth Build Step Up Step Up
	Mechanical and Electrical: Heating System Replacement Basement Drainage	1460	45 2 Total M&E:	\$5,000.00 \$50,000.00 \$50,000.00	\$0.00 \$70,000.00 \$70,000.00	\$0.00 \$70,000.00 \$70,000.00	\$0.00 \$0.00 \$0.00	ESCO Step Up/Force Account
	Building Exterior: Replace Exterior Siding	"	45 Total B.E.:	\$150,000.00 \$150,000.00	\$92,500.00 \$92,500.00	\$92,500.00 \$92,500.00	\$0.00 \$0.00	Force Account
	Dwelling Units: Kitchen Modernization (Prototype)	1460	1 Total DUs:	\$50,000.00 \$50,000.00	\$50,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	Force Account
	Dwelling Equipment: None	1465.1	 Total D.E.:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Interior Common Areas: None	1470	 Total ICAs:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Site-Wide Facilities: None	1470	 Total SWFs:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Nondwelling Equipment: Computer Hardware Force Account Tools Step Up Tools Force Account Vehicles (Repairs)	1475	1 1 1 3 Total NDE:	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$3,000.00 \$1,500.00 \$4,000.00 \$8,500.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	
	Total, Riverview		Project Total:	\$330,000.00	\$364,134.00	\$237,500.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:				2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-2 Pagnano Towers	Site: Site Improvement	1450	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Step Up
			Total Site:	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Mechanical and Electrical: Sprinkler System Repairs	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Asbestos Removal	1460	10	\$30,322.00	\$17,500.00	\$0.00	\$0.00	
			Total DUs:	\$30,322.00	\$17,500.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: Community Room Renovations	1470	1	\$0.00	\$12,750.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$12,750.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Fire Alarm System Upgrade Computer Hardware	1475	1 1	\$100,000.00 \$0.00	\$150,000.00 \$1,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
		Total NDE:	\$100,000.00	\$151,000.00	\$0.00	\$0.00		
Total, Pagnano			Project Total:	\$150,322.00	\$191,250.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:				2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-4 O'Brien Towers	Site: Landscaping/Site Improvement	1450	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Step Up
			Total Site:	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	"		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Windows/Patio Doors/Exterior	1460	6	\$50,000.00	\$30,000.00	\$0.00	\$0.00	
			Total B.E.:	\$50,000.00	\$30,000.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Computer Hardware	1475	1	\$0.00	\$1,000.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$1,000.00	\$0.00	\$0.00		
Total, O'Brien			Project Total:	\$60,000.00	\$41,000.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:				2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MA 20-6 Drohan Apartments	Site: Landscaping/Site Improvements	1450	1	\$10,000.00	\$4,500.00	\$0.00	\$0.00	Step Up
			Total Site:	\$10,000.00	\$4,500.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Drohan			Project Total:	\$10,000.00	\$4,500.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 Replacement Housing Factor Grant No:			2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	AMP to be determined AMP to be determined AMP to be determined
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations 504 Compliance	1460		\$3,000.00 \$15,000.00	\$3,000.00 \$4,500.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$18,000.00	\$7,500.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Maint Equip Replacement Force Account Tools Step Up Tools Force Account Vehicle Computer System Hardware	1475 " " " "		\$5,000.00 \$7,000.00 \$0.00 \$5,000.00 \$7,500.00	\$4,500.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	
		Total NDE:	\$24,500.00	\$4,500.00	\$0.00	\$0.00		
Total,	0		Project Total:	\$42,500.00	\$12,000.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No.: MA06P020501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Management Improvements	09/12/09			09/12/11			
HA Wide Administration	09/12/09			09/12/11			
HA-Wide Fees & Costs	09/12/09			09/12/11			
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances							
" Vehicle replacement							
" Demolition (specify location[s])							
MA 20-01 Riverview	09/12/09			09/12/11			
MA 20-02 Pagnano Towers	09/12/09			09/12/11			
MA 20-04 O'Brien Towers	09/12/09			09/12/11			
MA 20-06 Drohan Apartments	09/12/09			09/12/11			
HA Wide Non Dwelling	09/12/09			09/12/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Quincy Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1__
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008	Work Statement for Year 3 FFY Grant: 2009	Work Statement for Year 4 FFY Grant: 2010	Work Statement for Year 5 FFY Grant: 2011	
MA 20-1 Riverview - Exterior		\$128,733	\$0	\$0	\$0	
MA 20-1 Riverview - Landscape		\$88,682	\$60,269	\$61,011	\$50,000	
MA 20-1 Riverview - Kitchen Mod		\$0	\$70,000	\$70,000	\$121,110	
MA 20-1 Riverview - Plumbing Upgrades		\$0	\$202,905	\$80,000	\$80,000	
MA 20-1 Riverview - Heating System Rep	Annual	\$2,000	\$0	\$0	\$0	
MA 20-1 Alternative Energy Projects		\$0	\$17,793	\$0	\$0	
MA 20-2 Pagnano - Landscaping		\$20,639	\$0	\$0	\$0	
MA 20-2 Pagnano - Plumbing Upgrades	Statement	\$0	\$0	\$0	\$0	
MA 20-2 Pagnano - Roof Survey		\$0	\$16,000	\$0	\$0	
MA 20-2 Pagnano Roof(s) Replacement		\$10,000	\$0	\$187,983	\$75,000	
MA 20-4 O'Brien - Landscaping		\$28,225	\$0	\$0	\$0	
MA 20-4 O'Brien - Asbestos		\$17,108	\$0	\$0	\$0	
MA 20-4 O'Brien - Exterior		\$87,118	\$25,557	\$0	\$0	
MA 20-4 O'Brien - Roof Survey		\$0	\$16,000	\$0	\$0	
MA 20-4 O'Brien - Roof Replacement		\$0	\$0	\$25,916	\$100,000	
MA 20-6 - Drohan - Landscaping		\$9,000	\$7,000	\$7,000	\$7,000	
MA 20-6 Drohan Electrical System		\$20,000	\$2,000	\$0	\$0	
MA 20-6 Drohan Closet Doors/Shelves		\$22,511	\$5,386	\$0	\$0	
MA 20-6 Drohan Roof Survey		\$0	\$8,000	\$0	\$0	
HA Wide Debt Service		\$290,352	\$290,458	\$289,458	\$288,258	
HA Wide Management Improvements		\$171,429	\$172,429	\$172,429	\$172,429	
HA Wide Physical		\$37,000	\$39,000	\$39,000	\$39,000	
Professional Fees		\$75,000	\$75,000	\$75,000	\$75,000	
Administration		\$111,977	\$111,977	\$111,977	\$111,977	
TOTAL		\$1,119,774	\$1,119,774	\$1,119,774	\$1,119,774	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:											
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost									
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0									
		Total Site:	\$0		Total Site:	\$0									
		ON-DEMAND Mech. and Electrical: None	\$0		ON-DEMAND Mech. and Electrical: None	ON-DEMAND Mech. and Electrical: None	\$0								
		Total M&E:	\$0			Total M&E:	\$0								
		ON-DEMAND Building Exterior: None	\$0			ON-DEMAND Building Exterior: None	ON-DEMAND Building Exterior: None	\$0							
		Total B.E.:	\$0				Total B.E.:	\$0							
		ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,000				ON-DEMAND Dwelling Units: Reasonable Accommodations	ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,500						
		Total DUs:	\$4,000					Total DUs:	\$4,500						
		HA-WIDE Dwelling Equipment: None	\$0					HA-WIDE Dwelling Equipment: None	HA-WIDE Dwelling Equipment: None	\$0					
		Total D.E.:	\$0						Total D.E.:	\$0					
		HA-WIDE Interior Common Areas: None	\$0						HA-WIDE Interior Common Areas: None	HA-WIDE Interior Common Areas: None	\$0				
		Total ICAs:	\$0							Total ICAs:	\$0				
		HA-WIDE Site-Wide Facilities: None	\$0							HA-WIDE Site-Wide Facilities: None	HA-WIDE Site-Wide Facilities: None	\$0			
		Total SWFs:	\$0								Total SWFs:	\$0			
		HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemer	\$5,000								HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemer	HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemer	\$5,000		
		Force Account Tools	\$9,000									Force Account Tools	\$9,000		
		Computer System Upgrades	\$13,000									Computer System Upgrades	\$14,000		
		Security System Upgrades	\$6,000									Security System Upgrades	\$6,500		
		Total NDE:	\$33,000									Total NDE:	\$34,500		
			Total CFP Estimated Cost									\$37,000		Total CFP Estimated Cost	\$39,000

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities**

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:											
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost									
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0									
		Total Site:	\$0		Total Site:	\$0									
		ON-DEMAND Mech. and Electrical: None	\$0		ON-DEMAND Mech. and Electrical: None	ON-DEMAND Mech. and Electrical: None	\$0								
		Total M&E:	\$0			Total M&E:	\$0								
		ON-DEMAND Building Exterior: None	\$0			ON-DEMAND Building Exterior: None	ON-DEMAND Building Exterior: None	\$0							
		Total B.E.:	\$0				Total B.E.:	\$0							
		ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,500				ON-DEMAND Dwelling Units: Reasonable Accommodations	ON-DEMAND Dwelling Units: Reasonable Accommodations	\$4,500						
		Total DUs:	\$4,500					Total DUs:	\$4,500						
		HA-WIDE Dwelling Equipment: None	\$0					HA-WIDE Dwelling Equipment: None	HA-WIDE Dwelling Equipment: None	\$0					
		Total D.E.:	\$0						Total D.E.:	\$0					
		HA-WIDE Interior Common Areas: None	\$0						HA-WIDE Interior Common Areas: None	HA-WIDE Interior Common Areas: None	\$0				
		Total ICAs:	\$0							Total ICAs:	\$0				
		HA-WIDE Site-Wide Facilities: None	\$0							HA-WIDE Site-Wide Facilities: None	HA-WIDE Site-Wide Facilities: None	\$0			
		Total SWFs:	\$0								Total SWFs:	\$0			
		HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemen	\$5,000								HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemen	HA-WIDE Nondwelling Equipment: Maintenance Equipment Replacemen	\$5,000		
		Force Account Tools	\$9,000									Force Account Tools	\$9,000		
		Computer System Upgrades	\$14,000									Computer System Upgrades	\$14,000		
		Security System Upgrades	\$6,500									Security System Upgrades	\$6,500		
		Total NDE:	\$34,500									Total NDE:	\$34,500		
			Total CFP Estimated Cost									\$39,000		Total CFP Estimated Cost	\$39,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-1 Riverview	Site:		20-1 Riverview	Site:	
		Site Improvements	\$88,682	Site Improvements	\$60,269	
		Total Site:	\$88,682	Total Site:	\$60,269	
		Mechanical and Electrical:		Mechanical and Electrical:		
		Heating System Replacement	\$2,000	Alternative Energy Projects	\$17,793	
				Plumbing Upgrades	\$202,905	
		Total M&E:	\$2,000	Total M&E:	\$220,698	
		Building Exterior:		Building Exterior:		
		Exterior Shell	\$128,733	None	\$0	
		Total B.E.:	\$128,733	Total B.E.:	\$0	
		Dwelling Units:		Dwelling Units:		
		None	\$0	Kitchen modernization	\$70,000	
		Total DUs:	\$0	Total DUs:	\$70,000	
		Dwelling Equipment:		Dwelling Equipment:		
		None	\$0	None	\$0	
Total D.E.:	\$0	Total D.E.:	\$0			
Interior Common Areas:		Interior Common Areas:				
None	\$0	None	\$0			
Total ICAs:	\$0	Total ICAs:	\$0			
Site-Wide Facilities:		Site-Wide Facilities:				
None	\$0	None	\$0			
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	\$0			
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$219,415	Total CFP Estimated Cost	\$350,967		

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-1 Riverview	Site:		20-1 Riverview	Site:	
		Site Improvements	\$61,011	Site Improvements	\$50,000	
		Total Site:	\$61,011	Total Site:	\$50,000	
		Mechanical and Electrical:		Mechanical and Electrical:		
		Plumbing Upgrades	\$80,000	Plumbing Upgrades	\$80,000	
		Total M&E:	\$80,000	Total M&E:	\$80,000	
		Building Exterior:		Building Exterior:		
		None	\$0	None	\$0	
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units:		Dwelling Units:		
		Kitchen Modernization	\$70,000	Kitchen Modernization	\$121,110	
		Total DUs:	\$70,000	Total DUs:	\$121,110	
		Dwelling Equipment:		Dwelling Equipment:		
		None	\$0	None	\$0	
		Total D.E.:	\$0	Total D.E.:	\$0	
Interior Common Areas:		Interior Common Areas:				
None	\$0	None	\$0			
Total ICAs:	\$0	Total ICAs:	\$0			
Site-Wide Facilities:		Site-Wide Facilities:				
None	\$0	None	\$0			
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	\$0			
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$211,011	Total CFP Estimated Cost	\$251,110		

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-2 Pagnano Towers	Site:		20-2 Pagnano Towers	Site:	
		Site Improvement	\$20,639	None	None	\$0
		Total Site:	\$20,639	Total Site:		\$0
		Mechanical and Electrical:		Mechanical and Electrical:		
		None	\$0	None	None	\$0
		Total M&E:	\$0	Total M&E:		\$0
		Building Exterior:		Building Exterior:		
		Community Room Roof	\$10,000	Roof Survey		\$16,000
		Total B.E.:	\$10,000	Total B.E.:		\$16,000
		Dwelling Units:		Dwelling Units:		
		None	\$0	None	None	\$0
		Total DUs:	\$0	Total DUs:		\$0
		Dwelling Equipment:		Dwelling Equipment:		
		None	\$0	None	None	\$0
		Total D.E.:	\$0	Total D.E.:		\$0
Interior Common Areas:		Interior Common Areas:				
None	\$0	None	None	\$0		
Total ICAs:	\$0	Total ICAs:		\$0		
Site-Wide Facilities:		Site-Wide Facilities:				
None	\$0	None	None	\$0		
Total SWFs:	\$0	Total SWFs:		\$0		
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	None	\$0		
Total NDE:	\$0	Total NDE:		\$0		
	Total CFP Estimated Cost	\$30,639		Total CFP Estimated Cost	\$16,000	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-2 Pagnano Towers	Site: None	\$0	20-2 Pagnano Towers	Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: Roof Replacement	\$187,983		Building Exterior: Roof Replacement	\$75,000
		Total B.E.:	\$187,983		Total B.E.:	\$75,000
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$187,983		Total CFP Estimated Cost	\$75,000	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-4 O'Brien Towers	Site:		20-4 O'Brien Towers	Site:	
		Site Improvement	\$28,225	Site Improvement	\$0	
		Total Site:	\$28,225	Total Site:	\$0	
		Mechanical and Electrical:		Mechanical and Electrical:		
		None	\$0	None	\$0	
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior:		Building Exterior:		
		Exterior Repairs	\$87,118	Exterior Repairs	\$25,557	
		Roof Survey		Roof Survey	\$16,000	
		Total B.E.:	\$87,118	Total B.E.:	\$41,557	
		Dwelling Units:		Dwelling Units:		
		Asbestos	\$17,108	None	\$0	
		Total DUs:	\$17,108	Total DUs:	\$0	
		Dwelling Equipment:		Dwelling Equipment:		
		None	\$0	None	\$0	
		Total D.E.:	\$0	Total D.E.:	\$0	
Interior Common Areas:		Interior Common Areas:				
None	\$0	None	\$0			
Total ICAs:	\$0	Total ICAs:	\$0			
Site-Wide Facilities:		Site-Wide Facilities:				
None	\$0	None	\$0			
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	\$0			
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$132,451	Total CFP Estimated Cost	\$41,557		

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities**

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-4 O'Brien Towers	Site: None	\$0	20-4 O'Brien Towers	Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: Roof Replacement	\$25,916		Building Exterior: Roof Replacement	\$100,000
		Total B.E.:	\$25,916		Total B.E.:	\$100,000
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$25,916		Total CFP Estimated Cost	\$100,000	

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities**

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	20-6 Drohan Apartments	Site:		20-6 Drohan Apartments	Site:	
		Site Improvements	\$9,000	Site Improvements	\$7,000	
		Total Site:	\$9,000	Total Site:	\$7,000	
		Mechanical and Electrical:		Mechanical and Electrical:		
		Electrical Upgrades	\$20,000	Electrical Upgrades	\$2,000	
		Total M&E:	\$20,000	Total M&E:	\$2,000	
		Building Exterior:		Building Exterior:		
		None	\$0	Roof Survey	\$8,000	
		Total B.E.:	\$0	Total B.E.:	\$8,000	
		Dwelling Units:		Dwelling Units:		
		Closet Doors/Shelving	\$22,511	Closet Doors/Shelving	\$5,386	
		Total DUs:	\$22,511	Total DUs:	\$5,386	
		Dwelling Equipment:		Dwelling Equipment:		
		None	\$0	None	\$0	
		Total D.E.:	\$0	Total D.E.:	\$0	
		Interior Common Areas:		Interior Common Areas:		
		None	\$0	None	\$0	
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities:		Site-Wide Facilities:		
		None	\$0	None	\$0	
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	\$0			
Total NDE:	\$0	Total NDE:	\$0			
	Total CFP Estimated Cost	\$51,511		Total CFP Estimated Cost	\$22,386	

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities**

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	20-6 Drohan Apartments	Site:		20-6 Drohan Apartments	Site:		
		Site Improvements		\$7,000	Site Improvements		\$7,000
		Total Site:		\$7,000	Total Site:		\$7,000
		Mechanical and Electrical:			Mechanical and Electrical:		
		None		\$0	None		\$0
		Total M&E:		\$0	Total M&E:		\$0
		Building Exterior:			Building Exterior:		
		None		\$0	None		\$0
		Total B.E.:		\$0	Total B.E.:		\$0
		Dwelling Units:			Dwelling Units:		
		None		\$0	None		\$0
		Total DUs:		\$0	Total DUs:		\$0
		Dwelling Equipment:			Dwelling Equipment:		
		None		\$0	None		\$0
		Total D.E.:		\$0	Total D.E.:		\$0
Interior Common Areas:			Interior Common Areas:				
None		\$0	None		\$0		
Total ICAs:		\$0	Total ICAs:		\$0		
Site-Wide Facilities:			Site-Wide Facilities:				
None		\$0	None		\$0		
Total SWFs:		\$0	Total SWFs:		\$0		
Nondwelling Equipment:			Nondwelling Equipment:				
None		\$0	None		\$0		
Total NDE:		\$0	Total NDE:		\$0		
	Total CFP Estimated Cost		\$7,000	Total CFP Estimated Cost		\$7,000	

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I n s t r u c t i o n s

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**Actual Modernization
Cost Certificate**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0044 (exp. 4/30/2004)

OMB No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Anytown Housing Authority	Modernization Project Number: US001P0019XX
--	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$0.00
B. Funds Disbursed	\$0.00
C. Funds Expended (Actual Modernization Cost)	\$0.00
D. Amount to be Recaptured (A-C)	\$0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accur

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)

Signature of Executive Director & Date:

X

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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Quincy Housing Authority FY 2008 Agency Plan

Names and Addresses of RAB Members

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197 Friend Street
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GREATER BOSTON
LEGAL SERVICES
...and justice for all

April 2, 2008

Joseph A. MacRitchie, Executive Director
Board of Commissioners
Quincy Housing Authority
80 Clay Street
Quincy, MA 02170

Re: Comments and Recommendations from the Resident Advisory Board Members Regarding: Quincy Housing Authority's (QHA) 2008 Draft Five Year and One Year Agency Plan; Section 8 Administrative Plan-Project-Basing Section 8 Housing Choice Vouchers at Squantum Gardens and Centralization of Section 8 Tenant-based Housing Choice Vouchers; Limited English Proficiency Plan (LEP) and Cultural Barriers; Proposed Change to QHA's Admission and Occupancy Plan and Section 8 Administrative Plans; Reasonable Modification Request Pursuant to the Fair Housing Act; Disposition of Property; Participation in Employment and Hiring Opportunities; and Miscellaneous Items.

Dear Mr. MacRitchie and Commissioners:

The Resident Advisory Board (RAB) members appreciate the opportunity to participate in discussions regarding the Quincy Housing Authority's Five Year and One Year Annual Plan as well as other policies regarding its operations.

I. Introduction

Overall, unlike previous years, QHA made very few changes to its PHA Plan or its other policies and as a result, most of the meetings were dedicated to discussing the current status of existing polices. Various staff of Quincy Housing Authority and QHA's consultant, Mr. Bernie Stewart, met with the RAB members so RAB could review and make recommendations on the QHA's Draft Five Year and One Year Agency Plan, amendment to the Section 8 Tenant Based Voucher Program, and other issues the RAB wished to raise. Updates were also provided regarding the Community Service Plan and there were several discussions regarding QHA's Limited English Proficiency Plan (LEP), translation of particular documents, and hiring prospects. RAB members raised various issues regarding meaningful tenant input into hiring,

modification to the automatic doors at the Elderly/non-elderly disabled buildings, disposition of land to the City of Quincy, Project-Basing Section 8 Vouchers at Squantum Gardens (also known as the Moorings), the Shelter-Plus Care Program, and other topics that arose during our meetings.

II. Positive Aspects

- **Violence Against Women Act:** QHA reported that it had implemented changes in its admissions and eviction policies to address changes required by federal law and HUD regulations pursuant to the Violence Against Women and the Justice Department Reauthorization Act of 2005 (VAWA amendments)¹. QHA has incorporated these changes in its Agency Plan and other plans and policies. To its credit, QHA is ahead of many PHAs statewide and nationally in amending its Agency Plan and relevant policies and notifies applicants and tenants of their rights under VAWA as well as informs landlords and property managers of their obligations and rights under VAWA.
- **QHA's PHA score:** QHA has improved in this area in regard to public housing management and following a review by HUD, increased its overall score from 88 to 90. QHA's voucher management score has remained at a high 95. As a result of improvement in its public housing management scores, QHA is now considered a High Performing PHA.
- **Section 8 Centralized Waiting List:** QHA announced its intention to participate in the MassNAHRO Centralized Section 8 Waiting List for its tenant-based vouchers.
- **Grant Funds and Section 8 Homeownership:** Additional funds have been awarded for QHA's FSS/ROSS programs and six participants have achieved homeownership under the Section 8 Homeownership Program.
- **Community Service Policy:** Residents are complying with the requirements of CSP and while some families are under agreements to correct non-compliance, there are no evictions pending.
- **Flat Rents:** Flat rents will remain at the same level.
- **Energy Conservation Programs:** This includes a major overhaul of the existing heating systems which will result in major cost savings and energy efficiency which

¹See §§606, 607, Pub. L. 109-162, 119 Stat. 2960 (January 5, 2006); 42 U.S.C. § 1437d, as amended; 42 U.S.C. § 1437(o), as amended; 42 U.S.C. §§ 1437f(c)(d), as amended.

will pay for itself.

- **Modernization and Improvements:** Satisfaction from RAB members on improvements such as drainage and the ongoing renovations at Riverview.

III. Ongoing and New Areas of Concern

- **Limited English Proficiency:** QHA has failed to meet its commitment in regard to translating documents and revision to its Voluntary Compliance Agreement (VCA) for LEP persons in accordance with HUD Guidelines. Since Jackie Loud's retirement in 2006, QHA has not designated an employee to be the 504 Coordinator and to oversee access to and participation in its federal housing programs for LEP persons. In 2007, the RAB was informed that QHA had assigned staff to fill this role on an interim basis but this did not occur. Moreover, despite its statement in the 2008 PHA Agency Plan, QHA has not translated any documents in the two primary languages identified (Vietnamese and Chinese). This is detailed further in these comments.
- **Diversity and Tenant Selection:** Concern was raised about the lack of diversity in the Elderly/Non-Elderly Disabled Buildings in regard to a balance of racial and ethnic mix. While the elderly buildings seem to have the highest population of White and Asian households, other protected groups such as African American or Hispanics are in proportionately lower numbers insofar as occupancy. Similarly, there are no African Americans on the Section 8 tenant-based waiting list.² QHA's current admissions and assignment policies may factor into the limited numbers of particular racial and ethnic minorities housed as compared to those on its waiting list for QHA's combined federal and state public housing programs and its Project-Based Section 8 Waiting Lists. Modifications in assignment and local residency preference would resolve this problem (see comments below).
- **Modifications To Exterior Doors in Elderly/Non-Elderly Disabled Buildings:** Senior RAB members raised concerns about the exterior automatic doors remaining open for too long. Part of this could be resolved by resetting the timing and where feasible, replacement and/or modifications may be appropriate.³

² While the current number (0 African Americans on the list) may reflect that the Section 8 list was recently purged, it would be useful to know how many African Americans are QHA Section 8 participants as well as Federal Elderly/non-elderly disabled and family housing occupants. Similar data for Hispanics would be useful. Although HUD does not include separate charts in its template for those on Project-Based Section 8 Waiting Lists or other special population Section 8 Waiting Lists, we would request that QHA provide this information to the RAB for further analysis.

³ See 42 U.S.C. § 3604 *et seq.* and HUD regulations at 24 CFR § 100 *et seq.* which pertain to reasonable modifications. This will be more fully described in the section addressing automatic doors.

- **Property Disposition:** QHA's current negotiations with the City regarding disposition of land and a building where the City operates a fire department is not in compliance with HUD regulations and guidance. HUD has issued a recent memo that provides guidance on the disposition of Non-Dwelling Property which makes it clear that HUD must authorize sale of property for less than fair market value.⁴ While QHA staff said it was in final negotiations with the City of Quincy, it has not sought appropriate approval from HUD and these negotiations are inconsistent with the current guidance on property disposition under asset management as well as the regulations found at 24 CFR 970.
- **Meaningful Tenant Participation in Hiring of QHA Staff:** RAB members expressed that their views are not considered or given weight in regard to hiring and that temporary employees have an advantage over other applicants.
- **Section 8 Minimum Rent and Discretionary Rent Deductions:** Request was made that QHA eliminate its minimum rent requirement for the Section 8 program as there is no minimum rent requirement for federal public housing programs. In addition the RAB reiterates its previous request that QHA adopt discretionary deductions in its public housing.

IV. Comments and Recommendations

- **Limited English Proficiency** (Five Year Plan, , p.4(2), Annual Plan, p.1 (2), p.15, Other Housing Needs and Strategy, LEP and (2); p.20(5) reference materials, p.70 (21), LEP Progress Report):

Although QHA entered into a Voluntary Compliance Agreement (VCA) and Limited English Proficiency Plan (LEP) with the Department of Housing and Urban Development in mid-2004, the RAB has not seen substantial results. It has not been clarified whether or not QHA has updated its VCA to meet the requirements set out in HUD's 1/22/07 Notice on the Final Guidance for LEP persons but if this has not occurred, QHA should complete the update over the next few months.⁵

Further, despite repeated commitments to address these concerns in its Agency Plan and its responses to the RAB, QHA has yet to follow through on translating important documents. This is not an economic barrier as QHA received HUD approval to allocate Management Improvement funds to translate documents and provide interpreters.

⁴ On 3/25/08, HUD issued Notice PIH 2008-17 (HA) which discusses the Disposition of Non-Dwelling Real Property under Asset Management. A copy is attached as **Attachment 1**.

⁵See 72 Fed. Reg. 2732 (1/22/07) entitled Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons; Notice.

As part of the LEP Guidance, HUD recommends, among other things, that recipients of federal funds, in this case, QHA, identify the language needs of applicants and participants in its housing programs⁶. According to the most recent Resident Characteristics Report (March '08), the Asian population in QHA's housing programs had increased to 31% as compared to a state-wide average of 6% which represents nearly one-third of the overall population in its housing.

While QHA staff have said that the primary languages where translations would be required are Vietnamese and Chinese, it is not clear this information is obtained by the utilization of language cards. Nevertheless, even with this knowledge in hand, QHA has not contracted with anyone to translate important documents.

Certainly this statistic alone should drive QHA to get important documents translated into Vietnamese and Chinese. On the positive side, QHA has agreed to translate important documents into Chinese and Vietnamese (see #2 below).

- **Recommendations-** Although not necessarily all inclusive, the RAB requests that HUD review QHA's current VCA and LEP Plans to determine if its policy should be updated and if its failure to translate documents has prevented applicants and residents an opportunity to participate in all of QHA's programs. The RAB also recommends that QHA take the following steps:

1. Review its current Language Access Plan and summarize what documents will be translated, the language used in the translation, and other standardized practices used by QHA staff in communicating and doing outreach with LEP persons. Assess whether all staff consistently follow standard practice in providing interpreters and translating important notices and identify where education and training is further required.

2. Set a time frame for translating documents. QHA has agreed to translate important documents and materials for applicants/participants in Chinese and Vietnamese which documents include: Leases, Community Service Policy, Notices of Rent Changes, and Notices of eviction or other notices which would result in the denial or termination of a housing benefit⁷. As examples, HUD identifies written materials such as: Consent and complaint forms (grievance forms); Intake forms (applications); Written Notices of rights; denial, loss, or decreases in benefits or services, and other hearings; Notices of eviction; Notices advising LEP persons of free language assistance; Notices of public hearings; Leases and tenant rules; and issues specific to safety.

⁶ An outline describing additional steps a recipient of federal funds should take is attached to these comments and was fully described in the RAB's 2007 comments. See **Attachment 2**.

⁷QHA's current LEP Plan requires translation of documents, provision of interpreters, etc., when the LEP population is 20% or more. HUD's final guidance refers to 5% of the population or 1000 persons, whichever is less.

3. Meet with QHA staff, develop and implement a training plan, and identify practices staff currently use in communicating with LEP persons and improvements that could be made;

4. Provide a Status Report on the City's and QHA's Ad hoc committee it identified it was working with in last year's Agency Plan: Ideally, this committee should consist of LEP and non-LEP persons from QHA's resident community, agencies and service providers working in Quincy such as Quincy Community Action Program, Police and Fire Department, local Hospital and businesses serving the LEP population, the City's language liaison person, Asian group(s) representative of the community including Chinese and Vietnamese community groups, and other stakeholders for the purpose of identifying the language access need, sharing resources, translating documents, identifying and listing qualified interpreters and translators, and accessing services. Key managerial, operations, and maintenance staff should be involved in this committee.

5. Utilize management improvement funds on an annual basis to implement LEP services and explore access to other funding options such as pooling of City and/or community agency resources.

6. Hire competent and qualified bi-lingual and multilingual staff in the predominant languages of LEP persons for maintenance and managerial positions, especially at point of access to services and programs.

7. Revise it Five Year goals and One Year Agency Plan to reflect intended changes in QHA's goals and objectives that are consistent with LEP requirements and identified needs.

8. Set a time frame for hiring a staff person who will be responsible for implementing changes required under LEP and Fair Housing, and continue to hire bi-lingual or multilingual staff, have staff trainings to insure QHA is meeting other requirements to address linguistic barriers, and perform quarterly reviews to determine progress.

- **Diversity and Tenant Selection and Assignment** (Annual Plan, pp. 9-11, p. 18(3), assignment, p. 19 (4)(1)(2) and c, ACOP).

Concern was raised about the lack of diversity among residents in QHA's federal housing programs and while Asian and White households appear to be fairly well represented in terms of overall occupancy in QHA's federal and state public housing programs. However, the racial and ethnic mix for occupant in comparison to the waiting lists, demonstrates under-represented protected groups in QHA's population include: Black/African American, Latino/Hispanic, and American Indians. The under-representation varies from waiting lists but when the waiting list data in QHA's Annual Plan is compared with QHA's 2/29/08 Resident Characteristic Study, a

disparate impact on tenant selection and assignment is evident.

According to the 2/29/08 Resident Characteristic Report:

- 64% of the population is White as compared to a state-wide population of 73%;
- 5% of the population is Black/African American as compared to a state-wide population of 21%;
- 31% of the population is Asian as compared to a state-wide population of 6%;
- 3% of the population is Hispanic/Latino as compared to a state-wide population of 33%.

The QHA's Waiting List data (p. 9-11) in the 2008 Draft Annual Plan, reflects a different picture for applicants on its combined Federal/State Elderly/Disabled Public Housing List and its Federal/State Family Housing List.

According to the demographic Wait list data for its Elderly/Disabled Housing, the race/ethnicity of 1,309 applicants on the wait list reflect:

- 770 or 58.8% of the applicants are White.
- 153 or 11.7% are Black/African American.
- 59 or 4.5% are Hispanic/Latino.
- 318 or 24.3% are Asian.
- 9 or .2% are American Indian.

According to the demographic Wait list data for its Family Housing, the race/ethnicity of 1,977 applicants on the wait list reflect:

- 662 or 33.5% are White.
- 484 or 24.5% are Black/African American.
- 391 or 19.8% are Hispanic/Latino.
- 428 or 21.6% are Asian.
- 12 or .6% are American Indian.

As demonstrated above, the percentages of racial/ethnic groups on the waiting lists are inconsistent with the current demographic data on occupancy in QHA's elderly/disabled and family buildings. It is not clear why some racial and ethnic groups are disproportionately under-represented while other groups are over-represented but QHA's assignment policies in its ACOP may be one reason as well as local residency preference.⁸

⁸ While QHA does not impose a residency preference in its Section 8 voucher programs, it does give preference in its elderly/disabled and family housing programs. For its State-Assisted housing programs, QHA must also meet DHCD tenant selection Affirmative Action Preference requirements for its Elderly/Handicapped and family

Joseph MacRitchie, Executive Director
Board of Commissioners
April 2, 2008
Page 8

While we have requested that QHA provide us specific data in regard to the various racial and ethnic demographics for occupants in each of its federal buildings and Section 8 programs, staff have not yet responded to that request. However, if the Section 8 wait list is any reflection of marketing efforts (there are no African American/Black applicants on the list), it may be indicative of the need for outreach and a revision in QHA's tenant assignment plans.

-Assignment Plans and Local Residency Preference Impact on Diversity:

Under QHA's current selection and assignment plan, resident's in QHA housing who have no unmet housing needs, get preference over non-Quincy applicants with un-met housing needs. While QHA is authorized to adopt a local residency preference, it cannot utilize such a preference if it has a discriminatory or disparate impact.⁹ The waiting lists certainly reflect that the present local residency preference and assignment plans are adversely affecting housing opportunities for Black/African American and Hispanic/Latino households.

How it presently works: QHA has a combined federal and state public housing waiting list. As noted, while certain limitations may apply in regard to Affirmative Action Preference for its State-assisted units and limits are in place in terms of ratio of elders to non-elderly disabled persons in both its Federal and State elderly/disabled buildings, a household that is already housed in either state or federal public housing may place its name on any open waiting list. If the applicant's name reaches the top of the list, s/he is offered a unit where there exists a vacancy. If that is not the development of choice, the household rejects the offer and goes to the bottom of the list if it is open or is removed if the list is closed. Given that QHA has a local residency preference for its federal and state public housing program, applicants already housed will be offered a unit ahead of an applicant who has unmet housing needs and who does not reside and/or work in Quincy. Under this scenario, currently housed QHA residents have a local residency preference.¹⁰

housing in regard to offering not less than 20% and no more than 33.33% to a minority household. (See 760 CMR 5.10(3) for Affirmative Action Preference.)

⁹ See 24 CFR 960.206(b)(3). In the mid 1980's Greater Boston Legal Services sued QHA on behalf of minority applicants who were not being housed (see *Gardner, et al v. Quincy Housing Authority, et al [citation omitted]*). QHA entered into a Consent Agreement regarding use of a local residency preference. Upon the expiration of the Consent Agreement, QHA agreed to keep track of whether or not re-institution of a local residency preference was having a disparate impact on minority groups. In view of a separate lawsuit against other housing authorities filed by Mass Law Reform Institute on behalf of applicants for Section 8 housing subsidies, QHA agreed to suspend the use of a local residency preference regarding admissions to its Section 8 housing programs. (see *Langlois, et al, v. Abington Housing Authority, et al [Civil Action No. 98-1236-NG]*).

¹⁰ It would be useful if QHA could provide information on the number of housed residents who are currently on QHA's various waiting lists, excluding those in need of a transfer. A better analysis could be achieved to determine the impact on those applicants without a housing subsidy currently on the waiting list. In addition, data on the number of minority applicants by race/ethnicity who are current residents on the list, external applicants with a local residency preference and external applicants who do not have a local residency preference will also guide the

Giving assisted housed residents a preference in placement over unassisted non-Quincy residents is a key factor in the failure to have a more diverse population throughout its federal housing programs. In addition, by having no preference for those with the greatest housing needs (i.e., homeless), such a plan may be inconsistent with the City's Consolidated Plan on addressing the needs of the homeless. This is in addition to a disparate impact for minority applicants that are excluded because of local preference as these groups do not necessarily make up the racial/ethnic mix of Quincy residents.

Recommendation: The RAB requests that HUD Fair Housing and Equal Opportunity staff review QHA's current selection and assignment plan to determine if local residency preference is having a disparate impact and is a barrier to the placement of Black/African American and Latino/Hispanic and American Indian households in its developments.

QHA should adopt a preference for placement of applicants who do NOT have some form of assisted or affordable housing. The exception would be for transfers based on hardship or particular need as identified in QHA's current ACOP (i.e. wheelchair accessible unit, affordability, domestic abuse). QHA should review the current impediments for Black/African American, Hispanic/Latino and American Indians households in regard to the offer of units. If particular policies such as local residency preference or assignment plans are the obvious barrier, then QHA needs to revise its Affirmative Action strategies, assignment plans, suspend local residency preference, and add a new preference for applicants who are not currently in receipt of a housing benefit through QHA. We would also recommend that QHA perform the analysis described in footnote 8 and, if the analysis indicates there is a disparate impact, QHA reopen its ACOP for comment and changes in assignment and selection preferences.

- **Modification To Exterior Automatic Doors In Elderly/Non-Elderly Disabled Buildings:**

Senior RAB members were concerned over three issues regarding various automatic doors at QHA elderly/disabled developments.

First, residents had measured the time it took for the automatic doors to shut and this varied between 18 or so seconds to close to one minute. The RAB members requested that the timers be adjusted according to ADA requirements. Second, there was concern that where the doors remained open too long, it would provide easy access to uninvited persons which could place individuals at risk. The third issue is in regard to the fact the majority of exterior entryways are automatic swing out doors without an electronic eye. This creates a hazard for anyone who cannot get through the door within the required

time because of disability or other physical limitations. Doors can inadvertently slam into a disabled person causing injury. The third situation would require a modification to the existing doors. This could be accomplished through the replacement of the doors and a change to a sliding door system with an electronic eye assuming the building structure could support such a system. In the alternative, QHA could determine whether the existing doors could be modified by adding an electronic eye to insure that the doors do not close before a person has completely entered the building. Consideration of modification requests are required and should be implemented where the modification can be made.¹¹

Recommendations: The RAB recommends that QHA calibrate the timing on all of its automatic exterior doors and that QHA do a feasibility study of adding electronic eyes so doors do not shut on people before they have passed through the entry or, in the alternative, replace existing swing out doors with electronic sliding doors that have an electric eye (meaning these will not close and will reopen if they meet resistance).

- **Property Disposition** (Annual Plan, p. 37): QHA reports that it is in final negotiations with the City of Quincy regarding the disposition of federal land and the structure which consists of an active fire department. QHA staff also said it had used housing authority funds to maintain and replace the electrical wiring system.

By way of background, the land known as Riverview previously belonged to the Sailors Snug Harbor of Boston but was taken by eminent domain by QHA which is recorded in an Order of Taking dated March 25, 1949. Four parcels of land were involved but the particular parcel involving the current proposed disposition is parcel 2. The building, currently used as a fire department, was originally a boiler room. While the City of Quincy uses the building as an active fire department to provide fire services to the City. QHA has no lease with the City and this has been an informal arrangement for a number of years. On June 24, 1968, HUD and QHA entered into an Annual Contributions Contract and on June 19, 1989 a declaration of trust executed on December 13, 1988 was recorded between HUD and the QHA for Project #s MA06-PO20907-Z and MA06-PO20-001. The Declaration was to “assure HUD of the performance by the QHA of the covenants contained in the ACC” and in it the QHA declared that it was “possessed of and [held] in trust for the benefit of HUD” the area of Palmer Street. An Exhibit attached to the Declaration of Trust indicates that the land to which the Declaration was meant to refer was Parcel 2 in the 1949 plan and the

¹¹ See the 3/5/08 “Joint Statement of The Department of Housing and Urban Development and the Department of Justice-Reasonable Modifications Under the Fair Housing Act. Housing providers that receive federal financial assistance are subject to the requirements of Section 504 of the Rehabilitation Act of 1973. 29 U.S.C. §794. this prohibits discrimination based on disability and obligates housing providers to make and pay for structural changes to facilities unless doing so would pose an undue financial burden.

Declaration subjects the QHA to HUD regulations and prohibitions (including the requirement of HUD approval on any conveyance or transfer of the land).

On March 25, 2008, HUD issued Notice PIH 2008-17 (HA) which provides guidance to PHAs on the disposition of certain PHA assets including the disposition of Non-Dwelling Property and land. The Notice also instructs that a PHA is required to comply with 24 CFR part 970 regarding whether or not disposition is appropriate and absent HUD approval, the disposition cannot be for less than fair market value. The applicable regulations also require the QHA to first offer the land and building to residents of its public housing. The QHA could also request approval from HUD to remove the Declaration of Trust from the property.

According to information obtained from HUD, QHA has not sought HUD approval to remove the Declaration of Trust nor has it sought approval to dispose of the land or building. In addition, to the best of the RAB's knowledge, QHA has not offered the land or buildings to the residents under its right of first refusal nor has it met with residents who would be effected by a sale or disposition as required by 24 CFR 970.9(a) and (b). It does not appear that QHA has followed any of the required procedures regarding disposition of land and non-dwelling units but has instead engaged in closed door negotiations with the City of Quincy.

Recommendations: The RAB recommends that QHA comply with all of the regulatory requirements before engaging in any further discussions with the City of Quincy. Pending any approval from HUD, QHA should not be using its modernization funds or other PHA funds for the upkeep of the fire department where the building is used for the benefit of the entire City but the burden of maintaining the fire department has been placed upon the scant resources that should be used to keep the dwellings occupied by residents in good repair. Upkeep of a fire department should be at the expense of the City and all taxpayers, not just public housing residents. To that extent, QHA should charge the City rent for use and upkeep of the building as it does its residents. QHA should also consult with the appropriate recognized resident councils and meet with all impacted residents to discuss the viability of the building.

In the event that residents conclude and HUD authorizes that disposition of the land and fire department is in the best interest of the residents and public, the disposition of the land should be narrowly defined and limited to the extent needed for the operation of the fire department and not to such an extent it would deprive residents of current land use not needed to operate a fire department. In addition, should such a transaction occur where the property is disposed of for less than fair market value, a deed restriction should be attached to the disposition whereby the building and property would revert back to the QHA in the event the City no longer uses the building as a fire department. The restriction would also necessarily prohibit the City from selling the land or building to

any other entity.

- **Hiring and Tenant Participation in Hiring of QHA Staff** (Annual Plan, p. 59, p.72, attachment 3, IPA Audit).

QHA continues to have several vacancies that have not been filled for months and in some cases well over one year (Assistant Director, Director of Finance/Modernization, Assistant Rental Assistance Administrator,) and a more recent vacancy will be Supervisor of Services.

-Vacancies: Currently, Deb Williamson is filling the position of Director of Finance and Director of Modernization. Given the many fiscal problems and adverse findings identified by QHA's auditor and HUD in prior years when the Finance Director position was filled, it begs the question as to why QHA is utilizing one person to cover two full time positions where adverse findings were cited¹². In the past year, HUD removed the Shelter Plus Care contract from QHA administration because of financial discrepancies. This is attributable to both accounting practices and the fact that the Leased Housing Department continues to have a vacancy. This is not a criticism of Ms. Williamson (or other staff) but rather to point out that if the QHA had problems when it did have a full time Finance Director and not someone covering two full time positions, it cannot possibly expect one person to continue to do the job of two full time people, nor can it expect staff already stretched thin to take over additional work created by failure to fill vacant positions.

Similarly, QHA has not taken any steps to fill the vacant Assistant Director position. That position included enforcement of 504 compliance issues, LEP enforcement and updating of QHA's Voluntary Compliance Agreement as well as other Fair Housing issues. Since the Assistant Director's departure more than one year ago, no one has been hired or assigned the responsibility of addressing resident or applicant concerns regarding language access, discrimination, or disability and accommodation issues. This gap is abundantly clear when it comes to designating someone to be responsible for updating it VCA/LEP, translating documents, keeping checks and balances on local residency preference and whether the policy is having an adverse impact on any particular racial or ethnic group, or addressing other complaints. It was only recently that QHA announced it is in the process of re-writing that job description before posting it. However, there are no plans to cover the gap in the interim.

-Hiring: The need to fill the vacant positions is described above along with the

¹² The QHA has been under a "Corrective Action Plan IPA Audit commencing with fiscal year ending June 30, 2005, June 30, 2006 and it is ongoing. There remain three outstanding findings (Inventory, Cash Management, and Imprest Cash Accounts) as of March 2008, and only recently was QHA's 2007 Financial Audit completed and submitted to HUD. It is unclear at this time whether HUD review will uncover additional adverse findings

adverse impact created as a result of leaving positions vacant. In regard to hiring, RAB members expressed a desire to have a more meaningful input into the hiring process. In addition, QHA should hire more racially and ethnically diverse staff consistent with its resident population and those applicants on the waiting lists¹³. Hiring practices should address language as well as race/ethnic diversity. In addition, hiring residents should be a first consideration. To the extent possible, residents would want to participate in interviews and to have their considerations given weight and value in any hiring process, keeping in mind, that the residents are the consumers.

Recommendations: The RAB recommends that QHA commence an active search for an Assistant Director, Finance Director, Director of Services, Section 8 Administrative Assistant, and any other current vacant positions and affirmatively market these positions. RAB would like to see residents involved in reviewing resumes and to participate in hiring interviews. In addition, while RAB understands that it does not have a vote or the authority to hire, it would be a far more meaningful process if residents' recommendations were responded to and given appropriate weight.

- **Squantum Gardens (aka the Moorings), Project Based Vouchers, and Centralized Section 8 Waiting List** (Annual Plan, pp.23(2), 64-68, Current Section 8 Admin. Plan, p. 6,II.A).

While it is clear from QHA's current Section 8 Administrative Plan that it shall maintain a separate waiting list for Project Based Assistance which list shall not be site based, the revised Section 8 Administrative Plan included as part of the Draft 2008 Agency Plan (p.64 Project based vouchers), does not include any language on how the list will be maintained. During RAB discussions, QHA staff have said it will maintain a separate waiting list for Project Based Vouchers, however, it must include the method for establishing the list in its Section 8 Admin Plan. Further, QHA must meet the requirements set out in 24 CFR 983.251(c) (1)-(7). So, while QHA may maintain one separate wait list for PBV developments, it must offer applicants on its Tenant-Based Voucher list the right to be placed on the Project based list.

“If the PHA chooses to use a separate waiting list for admission to PBV units, the PHA must offer to place applicants who are listed on the waiting list for tenant-based assistance on the waiting list for PBV assistance”...
See 24 CFR 983.251(c)(2).

It is difficult to see how QHA can achieve the above requirements if it participates in the Centralized Section 8 Tenant Based Wait List, absent HUD approval.

¹³ RAB members would like to see the current affirmative action data on staff (i.e., race/ethnicity, male/female, veteran, disability, position held).

Independently, it is not apparent how QHA obtained 40 applicants from its existing PBV waiting list for Squantum Gardens that met the age restrictions of the development at a time when its Tenant Based Section 8 list was close and RAB would like further clarification on this issue.¹⁴

There is also some concern that QHA is designating all of its PBVs at developments that serve primarily elderly households but do not accept non-elderly disabled households or families. While these developments may be the only projects responding to QHA RFR's, QHA may want to expand its search to developments outside of Quincy that house families and/or have no age restrictions. This is especially true where QHA already has a limit on the number of non/elderly disabled applicants who can occupy its federal¹⁵ and state elderly/handicapped housing and where only a scarce 100 vouchers have been allocated for non-elderly disabled households who now have limited access to Elderly housing programs. In addition, QHA has no preferences in regard to those with the greatest housing needs so that families already in receipt of housing assistance, may be getting placed where others with a greater need will not be served.

Recommendations: QHA must revise its proposed amended Section 8 Administrative Plan to address how it will maintain its waiting list for PBVs and how it will offer the opportunity to be on the PBV waiting list to those applicants on the Centralized Wait List if that criteria cannot be waived by HUD. Expand PBV contract opportunities to family housing and housing where there is no age restriction by outreaching to other communities. Notify the RAB when it intends on issuing an RFR for PBV contracts and provide copies so RAB. Explain how QHA evaluates whether or not the PBV option is meeting the greatest need of the homeless population consistent with the Consolidated Plan of the Quincy/Weymouth Consortium and select only those developments that will meet the needs of this population. Provide a copy to the RAB of the RFR for Squantum Gardens. Take whatever other steps may be required by HUD or MassHousing policy should there be any changes in regard to tenant selection criteria for PBV's.

¹⁴ Neither HUD nor MassHousing has determined whether or not PBV vouchers can be attached to developments with age restrictions with the exception of a 3% set-aside for non-elderly disabled DMH/DMR clients which is the current selection plan at Squantum Gardens. In addition, this development has an overly broad prohibition on excluding registered sex offenders even though they may not be life-time registered offenders. This prohibition is inconsistent with current federal law governing denial of admissions .

¹⁵ QHA has an approved Designated Housing Plan for its federal elderly/disabled buildings and the Commonwealth has imposed even more restrictions on placement of non-elderly disabled families in State elderly/handicapped housing.

• **PHA Rent Determination Policies**

- Public Housing

p. 28. A. Public Housing, (d), discretionary (optional) deductions. As it requested in prior years, the RAB recommends that QHA adopt a discretionary deduction for: the non-reimbursed medical expenses of non-disabled or non-elderly families; reinstate the earned income disregard for persons 60 and over who are employed; allow a 5% deduction from gross income from earnings, and, if not already excluded by federal law, implement an earned income disregard for participants in Youth Build and first year participants in the Step Up apprenticeship program.

-B. Section 8 Tenant Based Assistance

p. 31(2), Minimum Rent. QHA has set a minimum rent of \$50.00 for participants although this is not required. This has a significant hardship for persons without an income source and, where there is no requirement to have a minimum rent, the RAB recommends QHA change this to \$0 minimum rent. This serves two purposes. One, it is consistent with its policy for federal public housing residents and two, it eliminates QHA staff and participants having to review whether the family meets the minimum rent hardship requirements.

• **Other Information Required by HUD (18), D, Substantial Deviation or Significant Amendment/Modification, p.63).**

- The RAB considers amendments to the ACOP, Section 8 Administrative Plan(s), the development of the Section 8 Administrative Plan for the ROSS Grant Section 8 Homeownership Plan, amendments to the CSP, proposed amendments to the Lease and Grievance Procedure, Plans to implement Asset Management, the other changes required by VAWA and by HUD's final guidance on LEP. To the extent that QHA modifies its Section 8 Admin Plan or other its VCA and LEP Plan, the RAB should be notified and meetings reconvened to discuss the changes in order to afford and opportunity for review and comment. RAB also wishes to reconvene in the event there is a substantial reduction (10%) or greater in funding that could impact any of QHA's housing programs, services or operations.
- **Miscellaneous:** (Annual Plan, p. 20 (5), reference materials); QHA lists Resident Handbooks as a source of information. However, QHA staff said it has not been updated and has not been given to tenants in some time. QHA has agreed to revise this. We would recommend that revisions include translated versions for Chinese and Vietnamese readers.

Joseph MacRitchie, Executive Director
Board of Commissioners
April 2, 2008
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The RAB thanks the staff of QHA for considering its comments and recommendations. While some of the issues raised and recommendation made may seem harsh, these are based on comments that have been repeated year after year where QHA has stated it would take certain steps but has failed to do so. Some of these concerns will be directed to HUD under separate correspondence in order to discern whether or not a problem exists. In conclusion, despite some negative aspects, there were also some very positive areas which the RAB values and appreciates. A special thank you to all of the staff who met with RAB members and presented their various programs and projects.

Respectfully submitted on behalf of QHA
RAB members,

Linda S. Garcia
Senior Paralegal

Attachments:
PIH Notice 2008-17 (HA), 3/31/08
Outline of LEP guideline steps

cc: RAB members
QHA staff
Bernie Stewart
Mac McCreight

Quincy Housing Authority's Response to the April 2, 2008 Public Hearing Comments and Recommendations from the Resident Advisory Board (RAB) Members

On April 2, 2008, the RAB, represented by Greater Boston Legal Services (GBLS) presented a number of comments and recommendations regarding various items in the QHA's FY 2008 Plan including: Project-Basing Section 8 Housing Choice Vouchers at Squantum Gardens; Centralization of the Section 8 Tenant-based Housing Choice Vouchers Waiting List; Limited English Proficiency Plan (LEP) and Cultural Barriers; Proposed Changes to QHA's Admission and Continued Occupancy Plan and Section 8 Administrative Plans; Reasonable Modification Request Pursuant to the Fair Housing Act; Disposition of Property; Participation in Employment and Hiring Opportunities; and other Miscellaneous Items.

All of the RAB and GBLS comments and recommendations are provided in Attachment 11 to the FY 2008 Plan as Electronic File "MA020a11." However, the following represents the QHA's response to comments and recommendations raised by the RAB and GBLS. Both the comments and responses are grouped under the categories as presented by the RAB and GBLS in their comment package.

1. RAB Comments on Positive Aspects of the Plan including:

- a) Violence Against Women Act;
- b) QHA's PHAS and SEMAP Scores;
- c) Section 8 Centralized Waiting List;
- d) Grant Funds and Section 8 Homeownership;
- e) Community Service Policy;
- f) Flat Rents;
- g) Energy Conservation Programs; and
- h) Modernization Improvements.

1. QHA Response: The QHA would like to thank the RAB and GBLS for acknowledging the many positive aspects of the plan and progress made.

2. RAB Comments regarding Limited English Proficiency.

2. QHA Response: Regarding the LEP comments, the QHA would like to report that it has hired two bi-lingual staff members and promoted another. Two of these individuals are Chinese and the third is Vietnamese; these languages are the two targeted in our LEP Plan. Also, the QHA agrees that staff does need to be trained in cultural sensitivity matters and will plan for this to happen especially with our front-line staff. Furthermore, the QHA will review the key documents needing translation and come up with both a price and timeline within 60 days to accomplish this.

3. RAB Comments on Diversity and Tenant Selection.

3. QHA Response: The QHA disputes the assertion that it does not adequately serve minority populations. In fact, the statistics cited by the RAB and GBLS indicate that the QHA serves almost 40% minorities in public housing programs, well over the approximately 30% state average cited in the RAB and GBLS comments. Furthermore, the QHA believes that it is operating in conformance with HUD's rules and regulations.

4. RAB Comments on Modifications To Exterior Doors in Elderly/Non-Elderly Disabled Buildings.

4. QHA Response: The QHA is pleased to report that the adjustments have been made to the doors in question. The doors will be monitored on a regulated basis and calibrated as necessary.

5. RAB Comments on Property Disposition.

5. QHA Response: Notwithstanding the comments, the QHA will **fully** conform with all HUD's rules, regulations, and requirements relating to this disposition.

6. RAB Comments on Meaningful Tenant Participation in Hiring of QHA Staff.

6. QHA Response: The QHA is pleased to report that it has recently, within the past 2 months, hired a resident in an administrative capacity. Additionally, the QHA has filled the referenced Section 8 position and has posted the other three key positions mentioned in the RAB comments. Regarding tenant participation in hiring, the QHA invites members of HRCI and the Senior Resident Council to be involved in the screening process. The Senior Resident's Council Representative generally reviews applications and offers comments, which the Executive Director values. The QHA values resident input and perspective with the understanding that some deliberations are of a confidential and delicate nature and ultimately it is the QHA that has the responsibility and hiring authority.

7. RAB Comments on Section 8 Minimum Rent and Discretionary Rent Deductions.

7. QHA Response: As it has in the past, the QHA has carefully considered the proposed discretionary disregards and cannot consider them at this time as it moves forward to implement asset management and to improve its overall financial condition. In regards to the elimination of the Section 8 minimum rent, this too has been reconsidered and the QHA will not adopt this recommendation at this time. By way of information, the QHA does have a hardship exemption for those who cannot afford the minimum rent and very few, if any, voucher holders avail themselves of this exemption.

8. RAB Comments on Squantum Gardens (aka the Moorings), Project Based Vouchers, etc.

8. QHA Response: The QHA believes that it operated in full conformance with HUD's Final Rule on Project-Based Vouchers in awarding these units under the "existing" category serving elderly OR disabled. Given both MassHousing and DHCD involvement in Squantum Gardens and the fact that there is a DMR set aside also, the QHA assumes that this conformance issue has been positively vetted by other responsible parties too.

Quincy Housing Authority's Response to the Additional Deficiencies raised by HUD on August 22, 2008

On August 22, 2008, HUD notified the QHA of two additional "technical" deficiencies in QHA's FY 2008 Plan. These deficiencies concerned Section 504 and Limited English Proficiency (LEP). The QHA's remedies to these deficiencies are as follows:

1. Section 504

The QHA designates Robert Quinn, Assistant Director, as the Section 504 Coordinator.

2. LEP

(a) The following table provides the appropriate data with respect to the language of QHA clients:

	Public Housing Applicants	Public Housing Tenants	Section 8 Tenants
Total	3,573/100%	647/100%	1,004/100%
Chinese	542/15.1%	155/24%	26/2.6%
Vietnamese	142/4%	42/6.5%	49/4.9%
Spanish	4/0.1%	8/1.2%	43/4.3%

(b) The QHA provides interpreter services in both Chinese and Vietnamese. These services are provided by QHA fulltime employees.

(c) The QHA has translated the Maintenance work order form into both Chinese and Vietnamese. At this time the QHA is translating the following documents into Chinese: Federal Lease; Notice of Rent Change; 30 Day Notice to Quit; and 14 Day Notice to Quit. This project will be completed by calendar year end.