

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Northampton Housing Authority</u> PHA Code: <u>MA026</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>109</u> Number of HCV units: <u>490</u> (453 Tenant Based, 37 Proj. Based) 70 VASH; 31 SRO				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH H C V
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Section 8 Administrative Plan was amended to provide procedures for VASH program grant. Copy is attached</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Plan and related documents, including the NHA's Admissions and Continuing Occupancy Policy and Section 8 Administrative Plan are on display and may be reviewed at the NHA offices and at the City Clerk's Office in Northampton City Hall. Specific plan elements required by 24 CFR 903.7 are to be found in the NHA's Admissions and Continued Occupancy Policy (ACOP), in the Section 8 Administrative Plan (ADMIN), which are available for review at the above locations (and have been previously submitted to HUD) and attached, as follows:</p> <p>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures- ACOP and ADMIN</p> <p>Financial Resources- Attached is a copy of relevant budget documents</p> <p>Rent Determination- ACOP & ADMIN</p> <p>Operations and Management- Available for display</p> <p>Grievance Procedures- ACOP and ADMIN</p> <p>Designated Housing- Not Applicable</p> <p>Community Service and Self-Sufficiency- ACOP</p> <p>Crime and Safety Prevention-Available for display</p> <p>Pets ACOP</p> <p>Civil Rights Certification- Available for display</p> <p>Fiscal Year Audit-Attached</p> <p>Asset Management-NA</p> <p>VAWA- ACOP and ADMIN</p>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> NA				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached				

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. None
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Narrative attached after 11.0

9.1	Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The NHA has completed a waiting list purge of both Section 8 and Public Housing in the last year. This will speed acceptance of voucher/unit offers. The VASH program is serving a needed segment of the population in the jurisdiction. Our occupancy rate in public housing is at 98%; our Section 8 utilization rate is at 96%. In both programs this, combined with applicants with current unit offers and voucher participants seeking housing exceed 100%. We plan to issue an RFP for project-basing in the coming months.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Increase Availability of Decent, Safe and Affordable Housing: •Leveraged State Funds for construction of six-unit Mary McColgan Apartments, including two, fully barrier free apartments •Progressing with plans to construct 10-unit development for clients of the Department of Mental Retardation, all barrier-free •Applied for and received VASH grant to provide 70 vouchers for homeless veterans. Increase Assisted Housing Choices •Conducted outreach to landlords for VASH participants •Voucher payment standards set at 1010% of FMR to assist participants broaden range of housing options •NHA will issue Project-basing RFP this year. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” None. The NHA has not altered its Plan or Policies in a way that provides a shift in stated goals.

11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Narrative for 9.0 -Housing Needs

To a large degree, Northampton’s success as a culturally and economically diverse, economically vibrant, safe, caring and well-managed small city is cause for much of the housing needs faced by low-income families and individuals here.

As identified by the City’s Consolidated Plan, the City and the NHA have utilized Federal, State and local resources to create an impressive assortment of housing programs for eligible families, and these programs – many of which are the only ones of their kind in the immediate area—have attracted more needy families who attempt to solve their housing needs in Northampton. For example, the City provides local resources for a winter season “cot shelter” which serves individuals from the region, funds housing search and landlord-tenant mediation programs, assists fixed-income elders with a home repair program, and provides subsidies for families living in a pre-paid expiring use development. As another example, Northampton’s Housing Partnership has provided resources to renovate, and return to the market, affordable rental stock, including SRO housing. The Valley Community Development Corporation sponsors counseling, and provides downpayment assistance to first time homebuyers.

As the home to the former Northampton State Hospital (NSH), and the locus for most of the community based mental health programs in the area, housing needs are magnified for this population. Fully 50% of the 450 “elderly” apartments rented by the NHA are rented to a younger disabled population. Additionally, a disproportionate number of residents of both the Grove St. Inn, a year-round homeless shelter, and the cot shelter program, are young, many with substance abuse histories. Only with extensive and on-going counseling, treatment and skills training, will this needy population truly fit into existing permanent housing programs. The City’s role in coordinating an impressive array of temporary and permanent housing is supported by the NHA.

Northampton provides the urban life for the 5 College community (of UMass, Smith College, Mt. Holyoke College, Hampshire College and Amherst College) and its more than 15,000 off-campus students. With its nightlife and safe streets, Northampton has become attractive to this population, which is able to pool resources to rent large numbers of local apartments, thus creating a demand which raises rents greater than those which working families can afford (and which exceed FMR’s for the City, which is lumped in with the lower priced Springfield MSA, located 25 miles away).

Northampton’s lack of supply of affordable housing is magnified by the demand for it; a demand based on the City’s reputation for good schools, as well as its proximity to the VA Medical Center, its mental health services, and notoriety as a community which offers shelter services not available in other local communities, and as a community which values the diversity of its population. The success of the local economy, and the service sector jobs it has spawned, has led to employment opportunity, but housing opportunity, especially for low-skilled workers, lags dangerously in some measure because, for the most part, the City has been built out, but more ominously because of the failure of federal and state policies to provide for the preservation of existing housing stock, and/or the financing of new affordable housing. The NHA applied for and now administers vouchers supporting the VASH program, to provide permanent housing linked to supportive services for homeless veterans, some of whom, now that they have a base of operations with an apartment of their own, are working and regaining independence.

The City is in need of both preserving existing subsidized housing and creating new housing development for low-income families, including transitional housing for single individuals with essential mental health or substance abuse needs. Inherent in the creation of additional transitional housing is the need for the multi-faceted services needed to ensure that this housing is, in fact, transitional. Local and state resources have been made available to address these concerns, but without significant Federal involvement in the form of tax incentives for private housing creation – and social and human services to address deep-rooted social problems faced by participants – Northampton will continue to be an attractive victim of its own success, scratching the surface of its need for affordable housing while other area communities with less will do little to attempt to solve or even recognize the problem.

Northampton can not provide adequate, affordable housing for all its residents. As a result, the Northampton Housing Authority determined in 2000 that an affordable housing emergency exists in Northampton. This emergency is verified by multiple data sources, and the threat caused by the emergency takes several forms including:

- the use by HUD of an inaccurate and unreliable FMR for the NHA’s jurisdiction which is weighted –in fact, the Springfield MSA was one of only five in the country to have its FMRs lowered in 2000 -- by low-rent apartments in the larger urban core of the MSA;
- regional data which shows that despite a relatively strong economy in terms of unemployment statistics, the poverty rate in the region has increased 40% between 1989 and 2005, creating a growing gap between the “haves” and the “have-nots” which is only exacerbated by escalating rents;
- data showing that despite the recession home prices in Northampton are holding steady
- national data indicating that the growth in new multi-family housing utilizing FHA mortgage insurance programs was non-existent since calendar year 2000

The Annual Plan calls for the NHA to take several significant steps in the near future. First, the NHA will seek to increase FMR’s above their current level, while at the same time continuing to work with other similarly-affected communities to be re-classified from the Springfield MSA. The NHA will continue to utilize exception rents at 110% of the FMR.

The FMRs here have a devastating impact on the ability of new Section 8 participants to find eligible housing in Northampton, and existing participants to find different housing in Northampton and the northern sub-region of the MSA. Additionally, we believe that the FMR’s have a negative impact on the desire of owner/developers to preserve or create affordability by utilizing any “mark up to market” components of their financing options. Northampton was most fortunate that the continued threat of pre-payment and loss of permanent affordability of an expiring use development, Meadowbrook Apts, in the City was curbed and those units were sold to a non-profit in 2005. The NHA now administers Preservation vouchers there.

The effect of the implementation of the FMR’s has been, based on where new voucher holders are finding housing, to further concentrate poverty in the southern sub-region of the MSA, thus contradicting HUD policy established by Congressional mandate in QHWRA.

The current FMRs fly in the face of what we know about rents in the Northampton-Easthampton area (the NHA's jurisdiction) the availability of Section 8-eligible housing here, and the actual experience of Section 8 participants seeking eligible housing. That knowledge is bolstered by a Rent Reasonableness survey conducted in 1999, an informal market survey conducted in 2000, and conversations with area landlords.

The Springfield MSA consists of two distinct geographical sub-regions. The first consists of the City of Springfield and surrounding communities including the cities of Chicopee and Holyoke. This first sub-region is predominated by the heavily-populated urban core of these cities, where rents are, indeed, at the levels suggested by the proposed FMRs. The second sub-region within the MSA is comprised of communities north of the Holyoke Mountain Range, in Hampshire and Franklin Counties, consisting, in part, of the City of Northampton, and the towns of Amherst Easthampton, Hadley, Sunderland and Williamsburg. This sub-region is comprised of smaller, less dense communities. Rents in these communities, which encompass our jurisdictional area, exceed the FMR's.

NHA analysis of HUD's January 2000 Random Digit Dialing (RDD) survey, which formed the basis of the current FMRs, indicates that the sample weight of surveys from the first sub-region—where rents are lower—drag down the FMRs for the whole MSA, with dramatic impact on the northern sub-region, including the towns of Northampton, Amherst, Sunderland, where rents are higher. Time, and the economy, have only exacerbated the problem.

The data, in 2000, showed the average two bedroom gross rent in the Springfield sub-region is \$619; the 40th percentile rent is \$582. The average two bedroom gross rent in the Northampton sub-region was \$754; the 40th percentile rent is \$717. Today's FMR is 874; one can conclude that the trend of increase favors rents in the southern sub-region.

The Northampton Housing Authority has also witnessed a dramatic recent increase in rents in its jurisdictional community of Easthampton, combined with an equally dramatic, and causal, decrease in available Section 8-eligible housing supply in Northampton. For, example, new voucher holders are finding great difficulty in secure eligible housing in the City of Northampton, and this fact forms the basis for our use of a payment standard exception of 110%.

A further factor faced by Section 8 participants seeking housing in the northern sub-region is competition with college students from the Five College community, where fully 14,000 area college students living off-campus compete for scarce housing resources against working families. Students often use their shared income capacity to meet higher housing costs, whereas Section 8 families are limited by the Extremely-Low and Very Low Income guidelines of HUD. And as a community that remains, in the eyes of young people, a great place to live, former students tend to stay here, reducing our rental vacancy rate.

The NHA believes that the FMR's for the Springfield MSA are not an accurate reflection of the actual rents in the northern sub-region of the MSA. We will continue to request that the Springfield MSA be re-defined to meet more accurate rental patterns for the northern sub-region, where rents are higher. This will help accomplish HUD compliance with deconcentration of poverty mandates, and is crucial for us to comply with the 75% Extremely Low Income issuance guidelines.

The NHA's Annual Plan dovetails with the Consolidated Plan in our efforts to support a diverse and integrated population by providing a wide variety of programs.

The NHA continues to develop housing on property at the NSH granted it by the State Legislature. To date 20 units have been developed for families and clients of the Department of Mental Health. Ten more units are planned for clients of the Department of Mental Retardation, and plans are underway for 8-12 homeownership units for first-time buyers. Finally, in 2009, the NHA expects to receive permitting for two barrier-free family units to be built on property of our state-aided family development. That project will satisfy a Compliance Monitoring Agreement with HUD.

The macro-solution lies with both public sector housing development, and private sector housing development and housing preservation for our eligible populations. A further loss of expiring-use housing in the Community, and in the region, can not be replaced by any development the NHA could construct, or any that is contemplated or encouraged by federal housing policies.

Our existing HUD Conventional properties, Florence Heights and McDonald House, will greatly benefit by recent assistance provided by the American Recovery and Reinvestment Act.

The fact that the City of Northampton, in partnership with the NHA, is one of the few dozen Communities in Massachusetts to exceed 10% affordability in its housing stock demonstrates its commitment to creating an economically diverse community. The NHA plans to continue its partnership.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary		
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³			78,550	78,550
3	1408 Management Improvements			12,000	12,000
4	1410 Administration (may not exceed 10% of line 21)			14,520	14,520
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures			37,511	37,511
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650106 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)					
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 04-14-2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA026P02650107 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12-31-2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	71,998		71,998	71,998
3	1408 Management Improvements	6,000		1,598	1,598
4	1410 Administration (may not exceed 10% of line 21)	13,448			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,500		8,000	8,000
8	1440 Site Acquisition				
9	1450 Site Improvement	36,068			
10	1460 Dwelling Structures	1,932		494	494
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	3,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	145,946		82,090	82,090	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12-31-2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	106,293	0		
3	1408 Management Improvements	24,457	28,840		
4	1410 Administration (may not exceed 10% of line 21)	13,448	14,420		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		100,938		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	144,198	144,198		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Northampton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P02650108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Software, Telephone & Filing System Upgrades	1408		24,457	28,840	0	0	Planning
HA Wide	Administration	1410		13,448	14,420	0	0	Ongoing
26-1	Exterior Painting	1460			24,000	0	0	Bidding
26-1	Maintenance Garage Doors	1470			3,000	0	0	Planning
26-1	Replace Range Hoods/Exhaust Fans	1460	50		30,000			Planning
26-1	Community Room Upgrades	1460			2,438			Planning
26-2	Community Room Upgrades	1460			4,500			Planning
26-2	High Efficiency Domestic H/W Heaters	1460	2		18,000			Planning
26-2	Ranges	1465.1	62		19,000			Planning

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Northampton MA026		Northampton, Hampshire, MA			<input type="checkbox"/> Original 5-Year Plan x Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
	2-1 Florence Heights, 26-2 McDonald House, HA Wide					
B.	Physical Improvements Subtotal	Annual Statement	44,600	41,000	81,938	275,436
C.	Management Improvements		3,000	6,000	28,840	5,000
D.	PHA-Wide Non-dwelling Structures and Equipment				19,000	
E.	Administration		13,448	13,448	14,420	13,448
F.	Other			13,500		4,000
G.	Operations		77,441	71,998		28,840
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		138,489	145,946	144,198	326,724

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Northampton – MA026		Locality (City/county & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2008			Work Statement for Year: 5 FFY 2009		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	26-1 Exterior Painting		24,000	26-1 Exterior Painting	Twelve Buildings	92,526
Annual	26-1 Maintenance Garage Doors		3,000	26-1 Architectural Design Services/Paint Specs-Bid Package		4,000
Statement	26-1 Range Hoods/Exhaust Fans	50	30,000	26-1 Install Cellar Stairwell Handrails; Replace Cellar Stair Stringers	Twelve Buildings	12,000
	26-1 Community Room Upgrades		2,438	26-2 Install High Volume, High Efficiency H/W Heaters	Two	44,000
	26-2-Community Room Upgrades		4,500	26-2 Elevator Cab Improvements	Two	30,000
	26-2 High Efficiency Domestic H/W Heaters	2	18,000	26-2 Replace Roof and Insulation	One	96,910
	26-2 Ranges	62	19,000	HA Wide Operations – CAP FUND GRANT ONLY		28,840
	HA Wide-Administration		14,420	HA Wide Administration		13,448
	HA Wide Management Improvements-Software, Filing System Upgrade, Telephone Upgrades		28,840	HA Wide Management Improvements		5,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part I: Summary	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	28,840			
3	1408 Management Improvements	5,000			
4	1410 Administration (may not exceed 10% of line 21)	13,448			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	96,910			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	144,198			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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COMMENTS OF THE RESIDENT ADVISORY BOARD

The Resident Advisory Board met on April 9 and April 10, 2009 to discuss the NHA's Annual Plan submission, Amendments to the Admission and Continued Occupancy Policy, Section 8 Administrative Plan, proposed uses of Capital Fund, and proposed uses of funds provided as a result of the Economic Recovery Act.

Residents participating included Kimberly Johnson, Isabel Rios, Amy Davis, Jose Baretto, Jeannine Rosen and John Ainsworth.

Residents at Florence Heights were particularly happy that Economic Act Recovery Funds were being used for exterior painting and were happy to learn that painting work would be performed in the summer of 2009. Residents suggested several ideas for landscaping improvements. Several children attending the meeting suggested swings for the playground. It was explained that swings provided too great a safety danger.

Residents from McDonald House suggested improvements that could be made to the Community Room including increased lighting, and installation of security cameras in the room.

Residents were pleased at the improvements proposed.

There were no comments concerning the changes to the Administrative Plan or ACOP. Several questions were asked about the VASH Program. Residents felt this was a positive step to provide housing for homeless veterans.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06S026501-09 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant))	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Summary by Development Account	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds	Original	Obligated
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	4,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	178,526	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: FY 2009 FFY of Grant Approval: FY 2009	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06S026501-09 Replacement Housing Factor Grant No: N / A Date of CFFP: N / A		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	182,526.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	44,000.00	
Signature of Executive Director		Signature of Public Housing Director	
Date April 7, 2009		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
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