

PHA 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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Annual PHA Plan for Fiscal Year: 2009

**PHA Name: PITTSFIELD HOUSING
AUTHORITY**

Annual Plan for 2009

FINAL VERSION: March 24, 2009

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.

2005

1. Have the PHA contact Congressional representatives concerning budget cuts and other issues impacting the PHA and lobby for more affordable housing funding
Dropped in 2007
2. Address the issue of property appearance especially window treatments by tenants
3. Implement EIV
Implemented
4. Improve computerization and training
Established as a goal for each year 2007-2009
5. Develop a plan and schedule to update appliances and paint and finishes
Moved to 2007
6. Implement voucher homeownership program
Implemented in 2006
7. Implement public housing security improvements by utilizing national criminal screening systems
Dropped in 2007 as being too costly
8. Review PHA current assistance and need for additional assistance for young female heads of household to enter the work force
Changed in 2007 to "Continue to provide information and referrals for female heads of households to enter the work force"
9. Review the impact of SS and SSI changes (eg., health insurance fees) on rent charges
Dropped in 2007
10. Improve inter-office communication
11. Institute a regular staff meeting to improve communication
12. Have all staff visit developments at least yearly to improve communications
13. Research how additional and more effective services can be delivered to low rent public housing tenants and to HCV participants using CDBG funds
14. Do a utility audit
Completed in 2006

2006

1. Review contract for and quality of Laundromat/s
Moved from 2005. PHA decided to replace equipment and maintain laundries itself. Scheduled it under the CFP for 2006 and 2007. Reviewed Contract will wait for Contract to expire on equipment.
2. Upgrade Columbia Arms mailboxes and intercoms
Slated for CFP for 2006 and 2007
3. Re-examine fencing and gates to improve security
Changed to "Implement recommendations of a review of security systems". Initial improvements slated in CFP for 2006 and 2008
4. Re-examine Columbia Arms parking for frail elderly and disabled
5. Set up a better and more regular inter-agency communication
6. Research opportunity to become an MTW agency
7. Develop a strategy to combat isolation and loneliness of the elderly
8. Evaluate the impact of the change in preferences from 2004 and determine if further changes are needed including a lower preference for households already housed in affordable housing
9. Examine how surplus food and other surplus products can be made available to PHA clients

1. Urge the City to include Inclusionary Zoning in its zoning code
Moved from 2005. City Rejected concept as being 'illegal'. Questioned by the PHA and to be raised again with the City again in 2007
2. Upgrade Columbia Arms mailboxes and intercoms
Slated for CFP for 2006 and 2007
3. Review contract for and quality of Laundromat/s
Moved from 2005. PHA decided to replace equipment and maintain laundries itself. Scheduled it under the CFP for 2006 and 2007
4. Continue to provide information and referrals for female heads of households to enter the work force
Changed from 2005 in 2007
5. Conduct a survey of clients leaving the programs of the PHA utilizing the move-out form and document reasons quarterly
Shifted from 2005 to 2007
6. Develop a plan and schedule to update appliances and paint and finishes
Moved from 2005 to 2007
7. Improve inter-office communication
8. Institute a regular staff meeting to improve communication
9. Have all staff visit developments at least yearly to improve communications
10. Research how additional and more effective services can be delivered to low rent public housing tenants and to HCV participants using HUD and CDBG funds
Changed in 2007 to include HUD funds
11. Improve computerization and training
Established as a goal for each year 2007-2009
12. Launch the FSS program
In 2008 it was decided not to implement the program
13. Continue and Expand the HCV Homeownership Program
Added in 2007. Modified in 2008 to just monitor interest in the program
14. Having applied for a ROSS grant, if awarded, the PHA will implement it
PHA did not implement no funding available.
15. Partner with other developers (non-profits and for-profits)
16. Survey playground needs
17. Study the need to provide housing for low income extended families especially grandparents caring for grandchildren
18. Study opportunity for converting porches and cathedral ceiling units to provide larger units
19. Develop a program for reporting, prevention and repair of vandalism on PHA properties
Added in 2007
20. Review potential for appointing a resident in each property to act as an Assistant Property Manager with clearly defined roles and responsibilities and appropriate compensation.
Added in 2007
21. Strengthen screening process to prevent accommodating families with a history of poor housekeeping.
Added in 2007
22. Review confidentiality protocol of information provided by tenants to staff
Added in 2007
23. Develop a maintenance equipment shed for Jubilee Apartments and restore community room to community use
Added in 2007

2008

1. Improve computerization and training
Established as a goal for each year 2007-2009
2. Acquire more housing stock
3. Improve inter-office communication
4. Institute a regular staff meeting to improve communication
5. Have all staff visit developments at least yearly to improve communications
6. Research how additional and more effective services can be delivered to low rent public housing tenants and to HCV participants using HUD and CDBG funds
Changed in 2007 to include HUD funds.
7. Re-examine fencing and gates to improve security
Changed to "Implement recommendations of a review of security systems". Initial improvements slated in CFP for 2006 and 2008
8. Explore need for designated housing for the elderly/disabled
9. Explore need for Project Based Voucher development

2009

1. Improve computerization and training
Established as a goal for each year 2007-2009
2. Improve inter-office communication
3. Institute a regular staff meeting to improve communication
4. Have all staff visit developments at least yearly to improve communications
5. Research how additional and more effective services can be delivered to low rent public housing tenants and to HCV participants using HUD and CDBG funds
Changed in 2007 to include HUD funds
6. Create a PHA Non-profit to acquire and develop housing
7. Explore need for and development of handicap accessible units

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:</p> <p>Capital Fund Programs</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>Pittsfield Housing Authority – Main Office 65 Columbus Avenue, Pittsfield, Massachusetts 01201</p>
7.0	<p>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></p> <p>The Pittsfield Housing Authority has no plans to do mixed financing, demolition, disposition, conversion, homeownership and project based vouchers for this coming year (2009-2010)</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Attached</p>
8.1	<p>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.</p> <p>Attached</p>
8.2	<p>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.</p> <p>Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.</p>
9.0	<p>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.</p> <p>The PHA has examined the data used by the Consolidated Plan agency of the City of Pittsfield and the PHA Waiting Lists for Federal and State housing programs and has determined the following priority needs:</p> <p>Based on the general data portraying the community, the major need are households with incomes less than 30% of the area median and within that class the largest percentage paying more than 50% of their income for housing are owners (438) and the largest actual number of households are renters (1,134). This data is confirmed by the waiting list where 347 households are on the public housing waiting lists (Federal and State) representing 83% of all families on the list and 358 households are on the HCV waiting list representing 81% of all households on the list. When the more recent data is examined, families with children and the non-elderly with non-physical disabilities are the largest subsets in need of housing. Also minority households have needs disproportionate to their share of the population.</p>

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.**

Strategies

1. Address the shortage of affordable housing for all eligible populations

Leverage affordable housing resources in the community through the amendment of the zoning code to mandate inclusionary zoning of mixed – income housing

2. Improve the quality of housing

- Improve security as related to door locks
- Improve condition of Laundry Rooms.
- Debrief clients leaving the PHA programs to ascertain reasons and implement corrective action plans, as may be appropriate
- Improve appearance of properties especially in terms of window treatments – adjust leases and enforcement accordingly
- Review SEMAP and new PHAS requirements and test for compliance

9.1

3. Increase permanent housing opportunities for families

- Monitor interest of HCV (Section 8) and Public Housing participants in homeownership

4. Increase quality of the housing environment

- Improve screening of tenants.

5. Increase household self sufficiency and family independence

- Work with self-sufficiency programs to increase the independence of elderly and disabled

6. Improve PHA operations

- Establish better inter-office communication
- Continue regular staff meeting
- Continue regular office staff visits to developments
- Research how additional and more effective services can be delivered to PHA clients through the CDBG program

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.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Progress Report

Accomplishments of the Pittsfield Housing Authority in Year 4 (10/2008-9/2009)¹ of the Five Year PHA Plan (2005-2009)

Summary:

The principal criteria of the Pittsfield Housing Authority is to remain committed to providing quality public and subsidized housing. The Authority promotes open communication with our community leaders and planners to seek available funding that is in harmony with the City of Pittsfield and our own objectives and goals. The Authority's standard to continue to promote and address all requirements under its public and tenant assisted housing program to ensure compliance with all applicable non-discrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1937, and Title II of the Americans with Disability Act.

10.0

Executive and Finance:

The Authority intends to continue to investigate other types of initiatives that are consistent with the PHA's mission, but can also help diversify the PHA's operating income stream and reduce reliance on the agency's historic core programs.

Low Rent Public Housing:

The housing need in our community continues to be the main topic of our Authority for the elderly, individuals with disabilities and families. We as the Authority intend to focus on how we market our conventional housing and continuing to explore different forms of media for promotion of these services. In addition, we collaborate with many other agencies, which provide supportive services. These services contribute to the success of the elderly, disabled, and families who participate in our programs.

State Aided Programs

The Authority will continue to seek innovative ways to assist our clients in being as self sufficient as possible, which is evident in our Supportive Housing services offered at our Elderly apartment complexes. We are in the midst of providing an improved living environment through modernization of our family units. We also are encouraging families to access job training, education and employment opportunities that will promote advancement toward success.

¹ Note that at the time of final Board approval the year was not completed and additional activities may occur between then and June 30th, 2009.

Housing Choice Voucher Program

The Housing Authority continues to offer mobility counseling at the time of each briefing with Housing Choice Voucher Program Certificate participants. The Payment Standard still remains at 110%. Our continued outreach efforts to potential and current landlords remain to be very effective.

PHAS

The authority received an overall score of 86 on the PHAS assessment system for low rent public housing for the fiscal year ending 6/30/08. The Authority was awarded a score of 25 in the management indicator and a score of 26 on the public housing assessment system's financial indicator for fiscal year ending 9/30/08. In addition, our score on the Physical section was 26 and on the Resident section was 9.

SEMAP

The authority received an overall score of 100% on the SEMAP assessment system for HCV for the fiscal year ending 9/30/08. The Authority was awarded a score of 100% for the following indicators #1-13.

MA 29-3 Jubilee Apartments

10.0 The Authority in an effort to provide a tenant friendly environment has renovated the community room. Security cameras were added to this development. The exterior appearance will be enhanced in the up coming year when siding is replaced around the complete development.

MA 29-5 Dower Square

The Authority in an effort to diminish the financial burden of the families, converted the utilities from electric heat to gas heat. The Authority now pays the cost of heat. Security cameras were added to this development. The exterior appearance will be enhanced in the up coming year when siding is replaced around the complete development.

MA 29-6 Columbia Arms

An upgrade was made to the Intercom system. New innovative security cameras were added to this development. In the up coming year, an improvement to the elevators is scheduled to begin.

10.0	<p>(b) For the purposes of the Pittsfield Housing Authority’s PHA Plans, the following shall constitute “substantial deviation and/or significant amendments or modifications” to these plans and therefore will be subject to the full PHA Plan planning, comment and hearing process.</p> <ol style="list-style-type: none"> 1. Changes to the Admissions and Waiting List Preferences Exceptions: If the PHA’s quarterly analysis of Congressionally mandated deconcentration of incomes, of targeting of thresholds of very low income (<30% of median) and of achieving a broad range of incomes (0% to 80% of median), the PHA may introduce skipping and/or tiered management of the waiting lists to ensure that such mandates are met. 2. Changes to Rent Determinations Exceptions: If the PHA’s market analysis indicates that flat rents should be adjusted, the PHA may adjust them by up to 25%. 3. Changes to the Capital Fund Program in excess of 25% Exceptions: <ol style="list-style-type: none"> a. If the PHA makes changes to any line item in excess of 25% due to an emergency. b. If the PHA receives a reduction or addition in funds from HUD and the reduction or addition results in a change in any line item in excess of 25%. c. If the PHA bids for scheduled work result in a change to any line item in excess of 25% and no elimination of any line item previously approved by the Plan. 4. Changes in the Use of Replacement Reserves if such changes constitute a change in excess of 20% for the Intended Use of the Reserves. 5. Changes in any Program, which would change the beneficiaries and benefits of that Program. This is not intended to require approval of procedural and other similar changes in such Programs. Note: Any changes mandated by Congress or HUD and not specifically requiring a PHA Plan process approval, shall be exempt from such PHA planning and approval procedures.
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11.0	<p>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.</p> <ol style="list-style-type: none"> (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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II. ATTACHMENTS

III. (A) FORM HUD-50077, *PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS* (WHICH INCLUDES ALL CERTIFICATIONS RELATING TO CIVIL RIGHTS)

IV. (B) FORM HUD-50070, CERTIFICATION FOR A DRUG-FREE WORKPLACE (PHAS RECEIVING CFP GRANTS ONLY)

**V. (c) FORM HUD-50071, CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS
(PHAS RECEIVING CFP GRANTS ONLY)**

VI. (D) FORM SF-LLL, *DISCLOSURE OF LOBBYING ACTIVITIES* (PHAS RECEIVING CFP GRANTS ONLY)

VII. (E) FORM SF-LLL-A, DISCLOSURE OF LOBBYING ACTIVITIES CONTINUATION SHEET (PHAS RECEIVING CFP GRANTS ONLY)

VIII. (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.

The Resident Advisory Board [RAB] met on November 12, 2008 to consider the annual plan. Comments were received as follows:

1. The RAB would like to be notified of Board Meetings, place and time.

PHA Response: Meetings are posted in a public place.

2. The RAB would like to see a clarification in writing of the role of property managers in lease enforcement, inspections and family behavior.

PHA Response: This is spelled out in Admissions and Continued Occupancy Plan (ACOP), which is available at the central office.

3. The RAB also wants clarification on the rules for eviction when drug dealing is found.

PHA Response: This is spelled out in Admissions and Continued Occupancy Plan (ACOP), which is available at the central office.

4. The RAB would like to fix once and for all the locking mechanism on entry doors to Columbia Arms and not wait until 2013.

PHA Response: We have moved it to 2012, and due to additional Capital Funds from the Stimulus Bill, we may be able to complete this item sooner.

5. The RAB would like the sidewalks and roof drains over doors at Jubilee, fixed.

PHA Response: These are to be addressed in 2010.

6. The RAB would like to eliminate the buzzer system for entry into locked buildings.

PHA Response: The PHA will take this under consideration.

7. The RAB would like to access to filmed records of the security systems.

PHA Response: The PHA will take this under consideration.

8. The RAB would like to see more emphasis on and clarity about the right of an HCV participant to spend up to 40% of income on housing.

PHA Response: We will review our briefing materials.

9. The RAB would like to have the flat rent option explained more clearly and mailed to all residents.

PHA Response: We will make an effort during recertification to clarify flat rents.

10. The RAB would like to have the Earned Income Disallowance explained and mailed to all residents.

PHA Response: The Earned Income Disallowance is described in the Administrative and Continued Occupancy Program (ACOP) and the Housing Choice Voucher Administrative Handbook (HCV).

11. Challenged Elements

(G) VIOLENCE AGAINST WOMEN ACT 1/5/2006

AMENDMENTS TO ADMINISTRATIVE PLAN (ACOP) FOR LOW RENT PUBLIC HOUSING

IX.

- a. The Pittsfield Housing Authority will not evict, or remove assistance from certain persons living in public housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by the Violence Against Women and Justice Department Reauthorization Act 2005.
- b. The Pittsfield Housing Authority may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain.
- a. Before complying, the Pittsfield Housing Authority shall ask an individual for documentation that he or she is or has been a victim of domestic *violence*, dating *violence*, or stalking, subject to certain statutory requirements related to confidentiality and the types of documentation which may be used.

FORM HUD-50066 WILL BE USED FOR CERTIFICATION BY A PERSON CLAIMING REDRESS UNDER THE PROVISIONS OF THE ACT.

X.

XI.

AMENDMENTS TO ADMINISTRATIVE PLAN FOR HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)

- a. A Pittsfield Housing Authority HCV (Section 8) Landlord may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain. In addition, the Pittsfield Housing Authority will provide information to any Receiving PHA concerning a victim under the Act who is using the portability provision of the HCV program, subject to confidentiality requirements.
- b. Before complying, the Pittsfield Housing Authority HCV Landlord shall ask an individual for documentation that he or she is or has been a victim of domestic *violence*, dating *violence*, or stalking, subject to certain statutory requirements related to confidentiality and the types of documentation which may be used.

Form HUD-50066 will be used for certification by a person claiming redress under the provisions of the Act.

XII. (H) FORM HUD-50075.1, CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT (PHAS RECEIVING CFP GRANTS ONLY)

XIII. (i) FORM HUD-50075.2, CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (PHAS RECEIVING CFP GRANTS ONLY)

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: 2006 FFY of Grant Approval:	
PHA Name: Pittsfield Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06-P029-501-06 Replacement Housing Factor Grant No: Date of CFP:	
Type of Grant	Reserve for Disasters/Emergencies		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/07	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Obligated
		Original	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	24,000	24,000
3	1408 Management Improvements	15,000	17,740
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	30,000	15,234
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	168,000	162,679
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 RHIF 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		FFY of Grant: 2006	Total Actual Cost ¹	
PHA Name: Pittsfield Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06-P029-501-06 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	Original	Expended
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/07		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
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)	4,416	4,416	4,416
20	Amount of Annual Grant: (sum of lines 2 - 19)	241,416	224,069	224,069
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 <i>A. James Cully</i>		Signature of Public Housing Director		Date <i>7/27/09</i>

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.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2006						
PHA Name: Pittsfield Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06-P029-501-06 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
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	
MA 29-6 Columbia Arms	Site Improvements Mechanical & Electrical	1450	0	0	0	0	0	
	Mailboxes	1460		18,000	0	0	0	
	Intercom	1460	1	40,000	5,272	5,272	5,272	
	Site-Wide Facilities							
	Security System	1470	1	30,000	43,932	43,932	43,932	
	Non-Dwelling Equipment	1475	1	0	27,450	27,450	27,450	
MA 29-5 Dower Square	Site Improvements							
	Mechanical & Electrical	1460	1	0	15,296	15,296	15,296	
	Security System	1460	1	30,000	58,000	58,000	58,000	
	Utility Conversion							
MA 29-3 Jubilee Apts	Site Improvements	1450	0	0	0	0	0	
	Mechanical & Electrical	1460	1	25,000	0	0	0	
	Laundry Room Upgrade	1460	1	25,000	0	0	0	
	Security System	1460	1	0	12,729	12,729	12,729	
	Totals MA29-3,5,6			168,000	162,679	162,679	162,679	

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.

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: 2007 FFY of Grant Approval:	
PHIA Name: Pittsfield Housing Authority		Grant Type and Number	
Type of Grant		Capital Fund Program Grant No: MA06-P029-501-07	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 01/31/08		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	24,000	24,000
3	1408 Management Improvements	20,000	
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	20,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	173,000	
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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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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval:	
PHIA Name: Pittsfield Housing Authority	Grant Type and Number Capital Fund Program Grant No: MIA06-P029-501-07 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 01/31/08		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	4,416	5,047
20	Amount of Annual Grant: (sum of lines 2 - 19)	241,416	225,047
21	Amount of line 20 Related to LBP Activities		24,000
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 <i>Susan Clegg</i>		Signature of Public Housing Director	
Date 7/27/09		Date	

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Pittsfield Housing Authority		Capital Fund Program Grant No: MA06-P029-501-08 Replacement Housing Factor Grant No: Date of CFHP:		FFY of Grant Approval:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Obligated	Total Actual Cost ¹
Line	Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Revised ²		Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		24,000	22,000	
3	1408 Management Improvements		20,000	10,000	
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		20,000	20,000	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		180,000	160,000	
11	1465.1 Dwelling Equipment—Nonependable				
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: 2008 FFY of Grant Approval:	
PHA Name: Pittsfield Housing Authority	Grant Type and Number Capital Fund Program Grant No: MJA06-P029-501-08 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	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)	7,416	9,833
20	Amount of Annual Grant: (sum of lines 2 - 19)	241,416	221,833
21	Amount of line 20 Related to I/BP 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 <i>R. Nunn</i>		Signature of Public Housing Director	Date 7/27/09

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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		Grant Type and Number Capital Fund Program Grant No. MA06-P029-501-09 Replacement Housing Factor Grant No. _____ Date of CFFP: _____		FFY of Grant: 2009	FFY of Grant Approval: _____
PHA Name: Pittsfield Housing Authority		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 21% of line 21) ³	24000			
3	1408 Management Improvements	10000			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	188000			
11	1465 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 Relocation Costs				
17	1499 Development Activities ⁴				
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)	4416			
20	Amount of Annual Grant (sum of lines 2 – 19)	241416			
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				

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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
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	FFY of Grant Approval:
PHA Name: Pittsfield Housing Authority	Grant Type and Number Capital Fund Program Grant No Date of CFFP: MA06-P029-501-09	Replacement Housing Factor Grant No	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report Total Estimated Cost	Total Actual Cost ¹	Expended
Line	Original	Revised ²	Obligated
Signature of Executive Director <i>[Handwritten Signature]</i>	Date 7/27/09	Signature of Public Housing Director	

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Pittsfield Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06S02950109 Replacement Housing Factor Grant No: Date of CFP: 03/2009		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:	<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 Revised ²	Total Actual Cost ¹ Expended
	Original	Obligated	
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements	10,000	
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	25,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	240,000	
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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHIA Name: Pittsfield Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06S02950109 Replacement Housing Factor Grant No: Date of CFFP: 03/2/009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²
			Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)	5,796	
20	Amount of Annual Grant: (sum of lines 2 - 19)	280,796	
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 <i>R. DeWitt</i>		Signature of Public Housing Director	
Date 7/27/09		Date	

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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 Pittsfield Housing Authority MA06-P029-501-09		Locality (City/County & State) Pittsfield Berkshire County MA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010/2009ARRA	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	240,000/ARRA 172,000/2010	170,000	170000	170000
C.	Management Improvements		40,796/ARRA 69,416/2010	71,416	71416	71416
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		522,212	241416	241416	241416

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)						
PHA Name/Number Pittsfield Housing Authority MA06-P029-501-09		Locality (City/County & State) Pittsfield Berkshire County MA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010/2009ARRA	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
<i>PHA Wide</i>	Management	Annual Statement	10,000/ARRA 20,000	20,000	20,000	20,000
	Contingencies		5,796/ARRA 5,416	7,416	7,416	7,416
	A & E Fees & Costs		25,000/ARRA 20,000	20,000	20,000	20,000
	Operating Budget		0/ARRA 24,000	24,000	24,000	24,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012		Work Statement for Year: 5 FFY 2013	
	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	\$