



## Quincy Housing Authority, Quincy, MA

FY 2010 Annual and FY 2010-2014 Five-Year  
Public Housing Agency Plan

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July 30, 2010  
Resubmission to HUD

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u><b>Quincy Housing Authority</b></u> PHA Code: <u><b>MA 20</b></u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> <b>Standard</b> <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u><b>07/2010</b></u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u><b>650</b></u> Number of HCV units: <u><b>845</b></u> Number of DHP Vouchers: <u><b>100</b></u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> <b>5-Year and Annual Plan</b> <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <u><b>N/A</b></u> <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
	PHA 1:				PH      HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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: It is the mission of the Quincy Housing Authority (QHA) to promote, develop and maintain affordable rental and home-ownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice. By providing an environment of choice, strengthened by essential support services, the Authority seeks to assist eligible households and individuals of low and moderate income in achieving household stability and economic self-sufficiency. In fulfilling its mission, the QHA seeks to become more entrepreneurial in its activities and to manage its assets wisely and in accordance with sound business practices.				
<b>5.2</b>	<b>Goals and Objectives.</b> 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 ( <b>See 10.0 for Progress Report</b> ).  <b>HUD STRATEGIC GOAL: INCREASE THE AVAILABILITY OF DECENT, SAFE, AND AFFORDABLE HOUSING.</b>  <b>PHA Goal: Expand the supply of assisted housing</b> <u><b>Objectives:</b></u> <ul style="list-style-type: none"> <li>• Apply for additional rental vouchers:</li> <li>• Reduce public housing vacancies:</li> <li>• Leverage private or other public funds to create additional housing opportunities:</li> </ul>				

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.

**PHA Goal: Improve the quality of assisted housing**

**Objectives:**

- Improve public housing management:
- Improve voucher management: (QHA SEMAP score = 97, as of 6/30/09).
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
- Renovate or modernize public housing units:

**PHA Goal: Increase assisted housing choices**

**Objectives:**

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Implement (continue with) voucher homeownership program:
- Implement public housing or other (approved) homeownership programs:

**HUD STRATEGIC GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY**

**PHA Goal: Provide an improved living environment**

**Objectives:**

- Continue to implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

**HUD STRATEGIC GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Development a Plan for Section 3 Resident Employment & Training and Businesses

5.2	<p><b>Goals and Objectives.</b> 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.</p> <p><b>HUD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS</b></p> <p><b>PHA Goal: Ensure equal opportunity and affirmatively further fair housing</b></p> <p><b><u>Objectives:</u></b></p> <ul style="list-style-type: none"> <li>• Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:</li> <li>• Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:</li> <li>• Other: (list below) <ul style="list-style-type: none"> <li>(1) Continue Section 504 and Reasonable Accommodation practices.</li> <li>(2) Continue LEP Plan and practices.</li> <li>(3) Continue to notify all tenants, voucher holders, and landlords of the Violence against Women's Act (VAWA) and VAWA-related requirements and protections (This was done during the FY 2007 Plan Year).</li> </ul> </li> </ul>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> <li>1. <b>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</b> 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.</li> </ol> <p><b>For FY 2010 the QHA is only making one revision to its policies governing eligibility, selection and admissions policies, including deconcentration and wait list procedures.</b></p> <p><b>The Section 8 Administrative Plan, Section XI, Inspections, Part C, shall be amended by adding the following paragraph:</b></p> <p><b><i>C. Standards and Procedures Utilized</i></b>  <i>Except for Initial Inspections, the Inspector shall inform the participant of the date and time of the inspection in writing. If the participant will not be available for the inspection, the participant may make arrangements with an adult (18 years or older) to be present in the unit so that the inspector has access to the unit, or shall call the inspector at least 24 hours in advance of the inspection to reschedule. Failure to allow access or call to reschedule shall result in a fee of \$25.00 being imposed on the participant.</i></p>

<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>2. <b>Financial Resources.</b> 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.</p> <p><b>Information regarding Financial Resources is on-file.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>3. <b>Rent Determination.</b> A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.</p> <p><b>For FY 2010 the QHA is not revising any of its policies governing rents charged for public housing or HCV dwelling units. Rent determination will be in accordance with HUD requirements and will remain the same as in FY 2009.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>4. <b>Operation and Management.</b> 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.</p> <p><b>For FY 2010, the QHA will be developing a Section 3 Plan for "Residents" and "Businesses" as required by HUD.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>5. <b>Grievance Procedures.</b> A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.</p> <p><b>For FY 2010, the QHA is not revising any of its grievance policies or procedures. Grievance policies or procedures will be in accordance with HUD requirements and will remain the same as in FY 2009.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>6. <b>Designated Housing for Elderly and Disabled Families.</b> 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.</p> <p><b>The QHA has a valid extension of its Designated Housing Plan through October 15, 2011. The QHA does plan on filing for another two-year extension with no changes from prior plans; namely, preserving the 80% elderly/20% disabled mix for the 470 units in all three developments: MA20-2 (Pagnano Towers), MA20-4 (O'Brien Towers), and MA20-6 (Drohan Apartments).</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>7. <b>Community Service and Self-Sufficiency.</b> 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).</p> <p><b>The ROSS Homeownership Program expires in 2010. No other Community Service and Self-Sufficiency changes are anticipated in 2010.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>8. <b>Safety and Crime Prevention.</b> 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.</p> <p><b>For safety and crime prevention, the QHA utilizes Crime Watch and Checkpoint Security Systems. The QHA works closely with the Quincy Police Department (QPD) in the following ways:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Police provide crime data to housing authority staff for analysis and action.</b></li> <li>▪ <b>Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence).</b></li> <li>▪ <b>Police regularly testify in and otherwise support eviction cases.</b></li> <li>▪ <b>Police regularly meet with the PHA management and residents.</b></li> </ul> <p><b>Also, the QPD faxes daily arrest log to QHA; QHA coordinates probation info, stay away orders with both QPD and DA's Office. The City of Quincy also has a very active community policing program, which provides tremendous benefits to the QHA and its residents.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>9. <b>Pets.</b> A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.</p> <p><b>For FY 2010, the QHA is not revising its Pet Policy. The Pet Policy will be in accordance with HUD requirements and will remain the same as in FY 2009.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>10. Civil Rights Certification.</b> 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.</p> <p><b>The QHA's Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations, which will be forwarded to HUD after Board approval of the FY 2010 Plan.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>11. Fiscal Year Audit.</b> The results of the most recent fiscal year audit for the PHA.</p> <p><b>The results of the most recent Fiscal Year Audit, dated June 30, 2008, are on file and available for review. The FY 2009 Fiscal Year Audit will be made available for review when it is completed.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>12. Asset Management.</b> 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.</p> <p><b>In the furtherance of its move towards full asset management, the QHA has accomplished the following:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Development-based accounting has been put in place.</b></li> <li>▪ <b>A comprehensive stock assessment was completed in 2008.</b></li> <li>▪ <b>The Capital Fund Pooled Bond Program* is substantially complete.</b></li> </ul>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>13. Violence Against Women Act (VAWA).</b> 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.</p> <p><b>The QHA is committed to complying with federal requirements regarding the Violence against Women’s Act (VAWA). In FY 2008, the QHA amended its Public Housing Lease and ACOP and Section 8 Administrative Plan policies, procedures, and practices to comply with the VAWA. AND, also in FY 2008 and FY 2009, the QHA has notified all tenants, voucher holders, and landlords of the Violence against Women’s Act (VAWA) and VAWA-related requirements and protections. In FY 2010, the QHA will continue its initiatives to comply with VAWA.</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></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> <ol style="list-style-type: none"> <li><b>1. Central Office, 80 Clay Street, Quincy</b></li> <li><b>2. QHA Management Office at Riverview, 15A Bicknell St., Quincy</b></li> <li><b>3. QHA Management Office at Pagnano Towers, 109 Curtis Avenue, Quincy</b></li> <li><b>4. QHA Management Office at O’Brien Towers, 73 Bicknell St., Quincy</b></li> <li><b>5. QHA Management Office at Drohan Apartments, 170 Copeland St., Quincy</b></li> </ol>
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7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b><u>DISPOSITION</u></b></p> <p>The QHA continues to work with the City on the disposition of land on which the City of Quincy Fire Station is located. The disposition, which would need HUD approval, would dispose of the land to the City of Quincy only for continued use as a fire station for the area. Disposition application to HUD may occur later in FY 2010.</p> <p><b><u>ROSS HOMEOWNERSHIP CHANGES</u></b></p> <p>The ROSS Homeownership Program will expire during 2010.</p>
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8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
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8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>The FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1 is attached as Appendix 1 (Electronic File “MA020a01”).</b></p>
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8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>The FY 2010-2014 Capital Fund Program Five-Year Action Plan HUD-50075.2 is attached as Appendix 2 (Electronic File “MA020a02”).</b></p>
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8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input checked="" 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> <p><b>The CFP Bond Plan Performance and Evaluation Report is attached as Appendix 8 (Electronic File “MA020a08”).</b></p>
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**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.

**Updated information from the City's 2010-2014 Consolidated Plan will be made available when ready. In the meantime, excerpts from the City's 2005-2009 Consolidated Plan and the City of Quincy's Planning & Community Development Department (Full 174 page Plan is available in PDF):**

The Consortium has identified extremely low and low-income renters paying in excess of 30% of income for housing costs as a high risk population in terms of housing availability and need for support services. With waiting lists common for assisted and public housing, limited supply of decent affordable housing, and reduced funding of State rental assistance the majority of these households have limited options for housing. In addition, due to their limited resources many households in this category would benefit from support services such as day care, education and job training, and fuel assistance. Homeowners in all income categories and demographic groups (described below) face significant challenges in terms of maintaining their property and making lead-paint and/or energy-efficiency improvements. The ability to keep up with even minimal maintenance decreases as homeowner ages. For those elderly displaced by code violations, there is a need for temporary housing. Support services are also generally required once an elderly homeowner returns to a unit.

**Extremely low-income families** are defined as those with income from 0-30% of median family income in the Boston PMA. According to the 2000 Census data, a total of 5,337 households with ELI incomes reside in Quincy.

**Renters** represent almost three-quarters (73%) of all such families residing in Quincy, and they face an immediate challenge in terms of paying the monthly rent. With over 64% of this group paying housing costs greater than 30% of their income, families in this group are perhaps at the greatest risk of becoming homeless. The greatest needs for this group are the limited availability of low-cost rental housing. This income has to rely mainly on the Quincy Housing Authority through its public housing units which has not increased, and Section 8/MRVP programs where funding has been limited.

**Elderly renters** make up a large percentage of this group 46% ELI-renter total. For elderly renters in Quincy, more that one-half (53%) have a housing cost burden in excess of 30% of total income, and 31% have severe cost burdens in excess of 50% of income. Severe cost burden rates are also very high among unrelated or other types of families (58%) and for small related (67%).

**Owners** represent the remaining one-quarter (27%) of Quincy's ELI households, and they have similar characteristics, housing issues, and cost burden to renters. The elderly dominate this group making up 70% of Quincy's ELI owner population. Over 83% of elderly households face a cost burden of greater than 30%, with substantial percentage (48%) facing cost burdens of greater than 50%. The majority of homeowners in this category, elderly and non-elderly, face cost burdens in excess of 30% of their total income. The high cost burden for owners does not leave much in the way of a contingency for any needed or unexpected household repairs (I.e. roof, furnace, plumbing, etc.). Housing maintenance is a general concern for this category of residents. There is a particular need to help elderly female head-of-households who have limited experience dealing with housing rehabilitation.

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.

**Excerpts from the City's 2005-2009 Consolidated Plan and the City of Quincy's Planning & Community Development Department (Full 174 page Plan is available in PDF):**

**Low-income families** are defined as those with incomes from 31% to 50% of median family income in the Boston PMSA. Overall, there are a total of 5,337 low-income households residing in Quincy, of which 63% are renters and 37% are owners. LI renters face substantial housing problems. 63% of total renters have housing costs greater than 30% of income, with 22% having severe cost burdens. LI renters are largely made up of elderly households (43%). LI owners face similar problems to those of extremely low-income owners (i.e. little maintenance contingency). The elderly constitute 59% of the owners in this income category, and 37% of them face housing costs greater than 30% of monthly income.

**The moderate-income family** is defined as one with an income of between 51% and 80% of median family income in the Boston PMSA. Quincy contained a total of 6,183 moderate-income households in 2000, of which 55% and the remaining 45% were homeowners. Moderate-income renters, despite their higher income levels relative to the two previous groups, continue to face a significant cost burden with 41% paying more than 30% of their income for housing costs. About 40% of moderate-income homeowners have cost burdens of more than 30% of their incomes.

**Overcrowding**

The most significant incidence of overcrowding occurs among Quincy's large related households. As might be expected, overcrowding among extremely low-income renters is most severe. It also remains prevalent among the low income (31% to 50% of median) renter population. Quincy has noted a particular incidence of overcrowding among recent Asian immigrant groups, whose cultural background embraces extended families residing within the same dwelling unit. The 2000 census illustrates a 158% increase in the Asian population in Quincy from 1990 (5,432) to 2000 (13,997). Overall, there is a need for more large rental units.

**Mobility and self care limitations** are encountered by the frail elderly (those 75+) in the community. This population with housing special needs has grown from 6,463 in 1990 to 7,329 in 2000, an increase of 13.4%. This target group may have difficulty living independently, but are not in need of a nursing home. The community views this group as in need of either specialized services designed to maintain independence, or housing facilities that can provide the assistance that individuals may find necessary. There are ten nursing homes in Quincy, 5 of which are intermediate care facilities. The others are residential homes with minimum services, or skilled nursing facilities which offer advanced care levels. In addition, several other agencies in Quincy provide home health care services.

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.

**From the QHA:** With regard to the housing needs of families on the elderly public housing waiting list, the QHA has performed an analysis of the waiting list on February 2, 2010, and determined the following:

There are presently 1,327 applicants on the Elderly/Disabled federal public housing waiting list. Of this number 576 are elderly, 244 are near elderly, and the remaining 507 are disabled.

Of the 1,327 applicants on this waiting list, 770 are white, 51 Hispanic, 131 Black, 15 American Indian and 360 Asian.

1,167 applicants on this waiting list have an annual income which is at or below 30% of the median income. This is 87.94% of the total waiting list. Another 40 are at or below 50% of the median income, reflecting 3.01% of the total waiting list. The remaining 9.05% are at 80%.

The waiting list for elderly/disabled housing is currently open.

With regard to the housing needs of families on the family public housing waiting list, the QHA has performed an analysis of the waiting list on February 2, 2010, and determined the following:

There are presently 1,743 applicants on the family federal public housing waiting list.

Of the 1,743 applicants on this waiting list, 589 are white, 378 Hispanic, 466 black, 12 American Indian and 298 Asian.

1,563 applicants on this waiting list have an annual income which is at or below 30% of the median income. This is 89.67% of the total waiting list. Another 162 are at or below 50% of the median income, reflecting 9.29% of the total waiting list. The remaining 1.04% are at 80%.

The bedroom breakdown is as follows:

1 bedroom 59 applicants  
2 bedroom 1,209 applicants  
3 bedroom 425 applicants  
4 bedroom 50 applicants

The waiting list for family housing is currently closed.

The QHA participates in the State Wide Centralized Section 8 waiting list. This list is currently open.

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.**

**Strategy 1. Maximize the number of affordable units available for all eligible populations by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Provide improved systems of on-site management.
- Maintain section 8 lease-up rates.
- Continue marketing the section 8 program to owners.

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

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

**Strategy 3: Target available assistance to families at or below 30 % and 50% of AMI through the Public Housing ACOP and Section 8 Admin Plan.**

**Strategy 4: Target available assistance to Families with Disabilities by:**

- **Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing**
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Provide for Section 504 renovations and reasonable accommodations as required/feasible.

**Strategy 5: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:**

- Affirmatively market to races/ethnicities with housing needs.

**Strategy 6: Conduct activities to affirmatively further fair housing by:**

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Providing meaningful access to LEP households.

**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.

- (1) Maintaining flat rents at the same level for the sixth year in a row.**
- (2) Completion of the rehabilitation of the MA 20-1 Riverview development through the Capital Bond Financing Program and Capital Fund Program.**
- (3) Continuing to achieve results with the Homeownership and FSS Programs.**
- (4) Finalized the conversion to Asset Based Management.**
- (5) Complete the Physical Needs Assessment of all properties.**
- (6) Completed necessary staff hiring as follows: Assistant Director, Director of Finance, and Director of Support Services.**

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

**"SUBSTANTIAL DEVIATION" OR "SIGNIFICANT AMENDMENT/MODIFICATION"**

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

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

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

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

10.0

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

**(c) Section 504 Information**

**HUD Request for Information**

HUD has requested that the QHA include information on the Section 504 Voluntary Compliance Agreement (VCA) and required Needs Assessment and Transition Planning as part of its Agency Plan Submission.

**QHA Response**

Subsequent to the submission of the Annual Plan, the QHA signed a Section 504 VCA with Region 1 HUD FHEO on June 1, 2010. This VCA is attached in its entirety as Appendix 11 to this plan as file *MA020a11*.

Among other specific items in the VCA, were for the QHA to accomplish the following:

- (1) Conduct a Self (aka Needs) Assessment within sixty (60) days; and
- (2) Prepare a Transition Plan within ninety (90) days.

The QHA is presently working on both of these items utilizing existing and historic informational sources (BC Stewart & Associates 504 Compliance Study; HUD FHEO's Review; and Nault Architect's 504 Evaluation and Review). Work on these two items is presently being accomplished in-house and with existing consultant assistance.

Additionally, it should be noted that the QHA has included almost \$140,000 in its FY 2010 CFP to address 504 issues at MA 20-2 Pagnano Towers; MA 20-4 O'Brien Towers; and MA 20-6 Drohan Apartments. Furthermore, in its Five-Year CFP, the QHA has an On-Demand/Reasonable Accommodation budgeted line item as well as other development specific line items for ramps at MA 20-1 Riverview Apartments; and accessible kitchen remodeling at MA 20-4 O'Brien Towers. In addition to the \$140,000 budgeted for 504-related work in FY 2010, there is at minimum an additional \$302,000 budgeted during FY 2011-2014 for 504-related work. Finally, please note that capital funds awarded through ARRA have been utilized to address 504 compliance issues, including handicapped parking and ramp at Drohan Apts., entryway reconstruction at O'Brien Towers and balcony doorways in Pagnano Towers.

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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<b>ATTACHMENTS</b>		
<b>Appendix Number</b>	<b>Description of File</b>	<b>Electronic File Name</b>
1	FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1	MA020a01
2	FY 2010-2014 Capital Fund Program Five-Year Action Plan Form HUD-50075.2	MA020a02
3	FY 2009 Capital Fund Program <b>Stimulus</b> Performance and Evaluation Report	MA020a03
4	FY 2009 Capital Fund Program <b>Regular</b> Performance and Evaluation Report	MA020a04
5	FY 2008 Capital Fund Program Performance and Evaluation Report	MA020a05
6	FY 2007 Capital Fund Program Performance and Evaluation Report	MA020a06
7	FY 2006 Capital Fund Program Performance and Evaluation Report	MA020a07
8	FY 2004 Capital Fund Financing Program (BOND) Performance and Evaluation Report	MA020a08
9	QHA's Non-Smoking Policy	MA020a09
10	QHA Responses to RAB and Public Hearing Comments	MA020a10
11	QHA VCA with HUD FHEO on Section 504	MA020a11

Appendix 1

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FY 2010 Capital Fund Program Annual Statement Form HUD-50075.1

File: MA020a01

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

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-10</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2010</b>	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$20,500.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$114,753.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$80,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$188,500.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$372,322.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$78,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$4,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$289,458.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$1,147,533.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$139,822.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$48,000.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date <b>4/22/2007</b>	Signature of Public Housing Director		Date

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup> RHF funds shall be included here.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-10 Replacement Housing Factor Grant No:			2010				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Mgmt. Improvmts	Management Consultants	1408							
	20-1 Riverview	"	1	\$1,000	\$0	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$1,000	\$0	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$1,000	\$0	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$500	\$0	\$0	\$0		
	Software Upgrade/Maintenance								
	20-1 Riverview	"	1	\$1,000	\$0	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$1,000	\$0	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$1,000	\$0	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$500	\$0	\$0	\$0		
	Resident Training Program				\$10,000	\$0			
	20-1 Riverview	"	1				\$0	\$0	AMP Distribution to be determined as expended
	20-2 Pagnano Towers	"	1				\$0	\$0	
	20-4 O'Brien Towers	"	1				\$0	\$0	
	20-6 Drohan Apartments	"	1				\$0	\$0	
	IT Services								
	20-1 Riverview	"	1		\$1,000	\$0	\$0	\$0	
	20-2 Pagnano Towers	"	1		\$1,000	\$0	\$0	\$0	
	20-4 O'Brien Towers	"	1		\$1,000	\$0	\$0	\$0	
	20-6 Drohan Apartments	"	1		\$500	\$0	\$0	\$0	
			<b>Total 1408</b>	\$20,500.00	\$0.00	\$0.00	\$0.00		
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00		
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410	1	\$114,753.00	\$0.00	\$0.00	\$0.00		
			Amp 4			\$0.00	\$0.00		
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$289,458.00	\$0.00	\$0.00	\$0.00		
HA-Wide Fees and Costs	A/E Services max 7%	1430							
	20-1 Riverview	"	1	\$20,000.00	\$27,956.00	\$27,956.00	\$13,785.24		
	20-2 Pagnano Towers	"	1	\$20,000.00	\$14,743.90	\$14,743.90	\$3,150.00		
	20-6 Drohan Apartments	"	1	\$12,500.00	\$0.00	\$0.00	\$0.00		
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-10</b> Replacement Housing Factor Grant No:			2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA02000001 Riverview</b>	<b>Site:</b> Landscape/Site Improvements	1450	1	\$75,000.00	\$0.00	\$0.00	\$0.00	Step Up
			Total Site:	\$75,000.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> Heating System Replacement	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	Step Up/Force Account
	Basement Drainage		2	\$66,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$66,000.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> HP Ramps	"	1	\$25,000.00	\$0.00	\$0.00	\$0.00	504 Compliance
			Total B.E.:	\$25,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> 504 Compliance Kitchens	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> Alternative Energy Products	1470	1	\$3,000.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$3,000.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> Computer Hardware		1	\$500.00	\$0.00	\$0.00	\$0.00		
Step Up Tools		1	\$500.00	\$0.00	\$0.00	\$0.00		
Force Account Vehicle (Repairs)	1475	1	\$750.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$1,750.00	\$0.00	\$0.00	\$0.00		
<b>Total, Riverview</b>			Project Total:	\$180,750.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-10</b> Replacement Housing Factor Grant No:			2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA02000002 Pagnano Towers</b>	<b>Site:</b> Site Improvement	1450	1	\$50,000.00	\$0.00	\$0.00	\$0.00	Step Up
			Total Site:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Window and/or Patio Doors Roof Survey/LEED Investigation	1460	156 Units	\$0.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	ARRA (includes HP Units)
			Total B.E.:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Reasonable Accommodations Remodel HP Kitchens Asbestos Remediation	1460	4 35	\$2,000.00 \$45,000.00 \$35,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	504 Compliance Remediation/Finish F/A
			Total DUs:	\$82,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Nondwelling Equipment:</b> Maintenance Equipment	1475		\$750.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$750.00	\$0.00	\$0.00	\$0.00		
<b>Total, Pagnano</b>			<b>Project Total:</b>	<b>\$137,750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-10</b> Replacement Housing Factor Grant No:				2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>MA02000004 O'Brien Towers</b>	<b>Site:</b> Landscaping/Site Improvement	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	Step Up	
			Total Site:	\$50,000.00	\$0.00	\$0.00	\$0.00		
	<b>Mechanical and Electrical:</b> Security System Upgrades	"	1	\$0.00	\$0.00	\$0.00	\$0.00		
				Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Windows/Patio Door/Exterior Roof/LEED Investiqation	1460	10	\$30,000.00	\$0.00	\$0.00	\$0.00	Force Account 504 Compliance Remediation/FA Finish	
			1	\$10,000.00	\$0.00	\$0.00	\$0.00		
				Total B.E.:	\$30,000.00	\$0.00	\$0.00		\$0.00
	<b>Dwelling Units:</b> Selective Floor Replacement	1460	10	\$7,500.00	\$0.00	\$0.00	\$0.00		
	Reasonable Accommodations			\$2,000.00	\$0.00	\$0.00	\$0.00		
	Remodel HP Kitchens		4	\$40,000.00	\$0.00	\$0.00	\$0.00		
	Asbestos Remediation		26	\$60,000.00	\$0.00	\$0.00	\$0.00		
				Total DUs:	\$109,500.00	\$0.00	\$0.00		\$0.00
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
				Total D.E.:	\$0.00	\$0.00	\$0.00		\$0.00
	<b>Interior Common Areas:</b> Common Area Carpet	1470		\$75,000.00	\$0.00	\$0.00	\$0.00		
			Total ICAs:	\$75,000.00	\$0.00	\$0.00	\$0.00		
<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00			
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> Maintenance Equipment	1475		\$750.00	\$0.00	\$0.00	\$0.00			
			Total NDE:	\$750.00	\$0.00	\$0.00	\$0.00		
<b>Total, O'Brien</b>			Project Total:	\$265,250.00	\$0.00	\$0.00	\$0.00		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-10</b> Replacement Housing Factor Grant No:			2010				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>MA02000006 Drohan Apartments</b>	<b>Site:</b> Landscaping/Site Improvements	1450		\$13,500.00	\$0.00	\$0.00	\$0.00	Step Up	
			Total Site:	\$13,500.00	\$0.00	\$0.00	\$0.00		
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00		
				Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460			\$0.00	\$0.00	\$0.00	\$0.00	
				Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Unit Floors	1460	5		\$5,000.00	\$0.00	\$0.00	\$0.00	504 Compliance
	Reasonable Accommodations			\$0.00	\$0.00	\$0.00	\$0.00		
	Install Power Door Opener		5		\$29,822.00	\$0.00	\$0.00	\$0.00	
	Common Area Floors				\$10,000.00	\$0.00	\$0.00	\$0.00	
				Total DUs:	\$44,822.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
				Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470			\$0.00	\$0.00	\$0.00	\$0.00	
				Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Site-Wide Facilities:</b> None	1470			\$0.00	\$0.00	\$0.00	\$0.00		
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> Maintenance Equipment	1475			\$750.00	\$0.00	\$0.00	\$0.00		
			Total NDE:	\$750.00	\$0.00	\$0.00	\$0.00		
<b>Total, Drohan</b>			<b>Project Total:</b>	<b>\$59,072.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name: <b>Quincy Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No.: <b>MA06P020501-10</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2010</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Management Improvements	09/15/12			09/17/14			
HA Wide Administration	09/15/12			09/17/14			
HA-Wide Fees & Costs	09/15/12			09/17/14			
MA 20-01 Riverview	09/15/12			09/17/14			
MA 20-02 Pagnano Towers	09/15/12			09/17/14			
MA 20-04 O'Brien Towers	09/15/12			09/17/14			
MA 20-06 Drohan Apartments	09/15/12			09/17/14			
HA Wide Non Dwelling	09/15/12			09/17/14			

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Appendix 2

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FY 2010-2014 Capital Fund Program Five-Year Action Plan Form  
HUD-50075.2

File: MA020a02

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name: Quincy Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 2				
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5		
	2010 Statement	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	FFY Grant: 2014	Comments				
HA Wide Management Improvements (1408)		\$49,000	\$60,000	\$60,000	\$60,000	\$60,000	AMP to be determined			
HA Wide Dwelling Units (1460)		\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	AMP to be determined			
HA Wide Administration (1410)		\$114,753	\$114,753	\$114,753	\$114,753	\$114,753				
HA Wide Non-Dwelling Equipment (1475)	See	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	AMP to be determined			
MA 20-1 Mgmt Improvements (1408)		\$7,000	\$7,000	\$6,000	\$5,000	\$5,000				
MA 20-1 Architects/Engineers (1430)		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000				
MA 20-1 Site Improvement (1450)	Annual	\$80,000	\$80,000	\$60,641	\$65,000	\$65,000	Step Up			
MA 20-1 Dwelling Structures (1460)		\$242,272	\$223,422	\$153,381	\$168,000	\$168,000				
MA 20-1 Site Wide Facility (1470)		\$10,000	\$2,000	\$2,000	\$2,000	\$2,000				
MA 20-1 Non-Dwelling Equipment (1475)	Statement	\$3,000	\$4,000	\$3,000	\$4,000	\$4,000				
MA 20-2 Mgmt Improvements (1408)		\$7,000	\$8,000	\$7,000	\$8,000	\$8,000	Step Up			
MA 20-2 Architects/Engineers (1430)		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000				
MA 20-2 Site Improvement (1450)		\$17,250	\$17,250	\$17,000	\$17,422	\$17,422				
MA 20-2 Dwelling Structures (1460)		\$22,000	\$38,500	\$64,500	\$87,600	\$87,600				
MA 20-2 Site Wide Facility (1470)		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000				
MA 20-2 Non-Dwelling Equipment (1475)		\$1,000	\$1,000	\$1,000	\$0	\$0				
MA 20-4 Mgmt Improvements (1408)		\$7,000	\$8,000	\$7,000	\$8,000	\$8,000	Step Up			
MA 20-4 Architects/Engineers (1430)		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000				
MA 20-4 Site Improvement (1450)		\$27,500	\$27,500	\$30,000	\$30,000	\$30,000				
MA 20-4 Dwelling Structures (1460)		\$155,000	\$154,500	\$232,000	\$198,000	\$198,000				
MA 20-4 Site Wide Facility (1470)		\$1,000	\$2,000	\$2,000	\$1,000	\$1,000				
MA 20-4 Non-Dwelling Equipment (1475)		\$1,000	\$1,000	\$1,000	\$0	\$0				
MA 20-6 Mgmt Improvements (1408)		\$2,250	\$2,500	\$2,250	\$2,500	\$2,500	Step Up			
MA 20-6 Architects/Engineers (1430)		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000				
MA 20-6 Site Improvement (1450)		\$8,000	\$8,000	\$5,000	\$4,000	\$4,000				
MA 20-6 Dwelling Structures (1460)		\$25,500	\$22,500	\$11,000	\$6,500	\$6,500				
MA 20-6 Site Wide Facility (1470)		\$2,000	\$2,000	\$1,000	\$1,000	\$1,000				
MA 20-6 Non-Dwelling Equipment (1475)		\$250	\$250	\$250	\$0	\$0				
HA Wide Debt Service		\$288,258	\$286,858	\$290,258	\$288,258	\$288,258				
<b>TOTAL</b>		<b>\$1,147,533</b>	<b>\$1,147,533</b>	<b>\$1,147,533</b>	<b>\$1,147,533</b>	<b>\$1,147,533</b>				

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

Activities for Year 1 <b>2010</b>	Activities for Year 2 FFY Grant: <b>2011</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2012</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	HA-Wide Physical Improvements	<b>HA-WIDE Site:</b> None	\$0	HA-Wide Physical Improvements	<b>HA-WIDE Site:</b> None	\$0
		Total Site:	\$0		Total Site:	\$0
		<b>ON-DEMAND Mech. and Electrical:</b> None	\$0		<b>ON-DEMAND Mech. and Electrical:</b> None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		<b>ON-DEMAND Building Exterior:</b> None	\$0		<b>ON-DEMAND Building Exterior:</b> None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		<b>ON-DEMAND Dwelling Units:</b> Reasonable Accommodations \$4,500 504 Compliance \$5,000	\$9,500		<b>ON-DEMAND Dwelling Units:</b> Reasonable Accommodations \$4,500 504 Compliance \$5,000	\$9,500
		Total DUs:	\$9,500		Total DUs:	\$9,500
		<b>HA-WIDE Dwelling Equipment:</b> None	\$0		<b>HA-WIDE Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		<b>HA-WIDE Interior Common Areas:</b> None	\$0		<b>HA-WIDE Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		<b>HA-WIDE Site-Wide Facilities:</b> None	\$0		<b>HA-WIDE Site-Wide Facilities:</b> None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
1460			1460			
1475	<b>HA-WIDE Nondwelling Equipment:</b> Maintenance Equipment Replacement \$5,000	\$5,000	1475	<b>HA-WIDE Nondwelling Equipment:</b> Maintenance Equipment Replacement \$5,000	\$5,000	
	Total NDE:	\$5,000		Total NDE:	\$5,000	
	<b>Total CFP Estimated Cost</b>	\$14,500		<b>Total CFP Estimated Cost</b>	\$14,500	

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

Activities for Year 1 <b>2010</b>	Activities for Year 4 FFY Grant: <b>2013</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2014</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	HA-Wide Physical Improvements	<b>HA-WIDE Site:</b> None	\$0	HA-Wide Physical Improvements	<b>HA-WIDE Site:</b> None	\$0
		Total Site:	\$0		Total Site:	\$0
		<b>ON-DEMAND Mech. and Electrical:</b> None	\$0		<b>ON-DEMAND Mech. and Electrical:</b> None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		<b>ON-DEMAND Building Exterior:</b> None	\$0		<b>ON-DEMAND Building Exterior:</b> None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		<b>ON-DEMAND Dwelling Units:</b> Reasonable Accommodations	\$4,500		<b>ON-DEMAND Dwelling Units:</b> Reasonable Accommodations	\$4,500
		1460 1460 504 Compliance	\$5,000		1460 1460 504 Compliance	\$5,000
		Total DUs:	\$9,500		Total DUs:	\$9,500
		<b>HA-WIDE Dwelling Equipment:</b> None	\$0		<b>HA-WIDE Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		<b>HA-WIDE Interior Common Areas:</b> None	\$0		<b>HA-WIDE Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		<b>HA-WIDE Site-Wide Facilities:</b> None	\$0		<b>HA-WIDE Site-Wide Facilities:</b> None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		1475 <b>HA-WIDE Nondwelling Equipment:</b> Maintenance Equipment Replacement	\$5,000		1475 <b>HA-WIDE Nondwelling Equipment:</b> Maintenance Equipment Replacement	\$5,000
		Total NDE:	\$5,000		Total NDE:	\$5,000
	<b>Total CFP Estimated Cost</b>	\$14,500		<b>Total CFP Estimated Cost</b>	\$14,500	

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

Activities for Year 1 <b>2010</b>	Activities for Year 2 FFY Grant: <b>2011</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2012</b> PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
<b>See Annual Statement</b>	<b>MA02000001 - Riverview</b>			<b>MA02000001 - Riverview</b>			
	1450	<b>Site:</b> Site Improvement (Step Up)	\$80,000	1450	<b>Site:</b> Site Improvements (Step Up)	\$80,000	
		Total Site:	\$80,000		Total Site:	\$80,000	
		<b>Mechanical and Electrical:</b> Electrical Service Upgrade Plumbing Upgrades	\$50,000 \$0	1460 "	<b>Mechanical and Electrical:</b> Electrical Service Upgrade Plumbing Upgrades	\$25,000 \$65,000	
		Total M&E:	\$50,000		Total M&E:	\$90,000	
		<b>Building Exterior:</b> Roofs/DUA (Force Account) HP Ramps	\$100,000 \$50,000		<b>Building Exterior:</b> None HP Ramps	\$0 \$69,000	
		Total B.E.:	\$150,000		Total B.E.:	\$69,000	
		<b>Dwelling Units:</b> Kitchen Modernization	\$42,272		<b>Dwelling Units:</b> Kitchen Modernization	\$64,422	
		Total DUs:	\$42,272		Total DUs:	\$64,422	
		<b>Dwelling Equipment:</b> None	\$0		<b>Dwelling Equipment:</b> None	\$0	
		Total D.E.:	\$0		Total D.E.:	\$0	
		<b>Interior Common Areas:</b> None	\$0		<b>Interior Common Areas:</b> None	\$0	
		Total ICAs:	\$0		Total ICAs:	\$0	
		<b>Site-Wide Facilities:</b> Alternative Energy Projects	\$10,000		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000	
		Total SWFs:	\$10,000		Total SWFs:	\$2,000	
		<b>Nondwelling Equipment:</b> Computer Hardware Step Up Tools Force Account Vehicle	\$0 \$1,500 \$1,500		<b>Nondwelling Equipment:</b> Computer Hardware Step Up Tools Force Account Vehicle	\$1,000 \$1,500 \$1,500	
		Total NDE:	\$3,000		Total NDE:	\$4,000	
		<b>Total CFP Estimated Cost</b>		\$335,272	<b>Total CFP Estimated Cost</b>		\$309,422

42

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

Activities for Year 1  2010	Activities for Year 4 FFY Grant: 2013 PHA FY:			Activities for Year 5 FFY Grant: 2014 PHA FY:					
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
<b>See  Annual  Statement</b>	MA02000001 - Riverview	<b>Site:</b> Site Improvements (Step Up)	\$60,641	MA02000001 - Riverview	<b>Site:</b> Site Improvements (Step Up)	\$65,000			
		Total Site:	\$60,641		Total Site:	\$65,000			
		<b>Mechanical and Electrical:</b> Electrical Service Upgrade	\$20,000		1460 "	<b>Mechanical and Electrical:</b> Electrical Service Upgrade	\$20,000		
		Plumbing Upgrades	\$33,881			Plumbing Upgrades	\$48,000		
		Total M&E:	\$53,881			Total M&E:	\$68,000		
		<b>Building Exterior:</b> HP Ramps	\$50,000			<b>Building Exterior:</b> HP Ramps	\$50,000		
		Total B.E.:	\$50,000			Total B.E.:	\$50,000		
		<b>Dwelling Units:</b> Kitchen Modernization	\$49,500			1460	<b>Dwelling Units:</b> Kitchen Modernization	\$50,000	
		Total DUs:	\$49,500				Total DUs:	\$50,000	
		<b>Dwelling Equipment:</b> None	\$0				<b>Dwelling Equipment:</b> None	\$0	
		Total D.E.:	\$0				Total D.E.:	\$0	
		<b>Interior Common Areas:</b> None	\$0				<b>Interior Common Areas:</b> None	\$0	
		Total ICAs:	\$0				Total ICAs:	\$0	
		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000				<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000	
		Total SWFs:	\$2,000				Total SWFs:	\$2,000	
		<b>Nondwelling Equipment:</b> Computer Hardware	\$0				1475 1475 1475	<b>Nondwelling Equipment:</b> Computer Hardware	\$1,000
		Step up Tools	\$1,500					Step Up Tools	\$1,500
		Force Account Vehicle (Repairs)	\$1,500					Force Account Vehicle (Repairs)	\$1,500
		Total NDE:	\$3,000					Total NDE:	\$4,000
			<b>Total CFP Estimated Cost</b>					\$219,022	

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

Activities for Year 1 <b>2010</b>	Activities for Year 2 FFY Grant: <b>2011</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2012</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>MA02000002-Pagnano Towers</b>			<b>MA02000002-Pagnano Towers</b>		
	1450	<b>Site:</b> Site Improvement (Step Up)	\$17,250	1450	<b>Site:</b> Site Improvement (Step Up)	\$15,018
		Total Site:	\$17,250		Total Site:	\$15,018
	1460	<b>Mechanical and Electrical:</b> Security System Upgrade	\$2,000	1460	<b>Mechanical and Electrical:</b> Security System Upgrade	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	<b>Building Exterior:</b> None	\$0	1460	<b>Building Exterior:</b> None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$20,000	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$36,500
		Total DUs:	\$20,000		Total DUs:	\$36,500
		<b>Dwelling Equipment:</b> None	\$0		<b>Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		<b>Interior Common Areas:</b> None	\$0		<b>Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000
		Total SWFs:	\$2,000		Total SWFs:	\$2,000
	<b>Nondwelling Equipment:</b> Computer Hardware	\$1,000		<b>Nondwelling Equipment:</b> None	\$0	
	Total NDE:	\$1,000		Total NDE:	\$0	
	<b>Total CFP Estimated Cost</b>		\$42,250	<b>Total CFP Estimated Cost</b>		\$55,518

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

Activities for Year 1 <b>2010</b>	Activities for Year 4 FFY Grant: <b>2013</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2014</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	MA02000002-Pagnano Towers 1450	<b>Site:</b> Site Improvements (Step Up)	\$17,000	MA02000002-Pagnano Towers 1450	<b>Site:</b> Site Improvements (Step Up)	\$17,422
		Total Site:	\$17,000		Total Site:	\$17,422
	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$2,000	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	<b>Building Exterior:</b> None	\$0	1460	<b>Building Exterior:</b> Roof Survey	\$18,000
		Total B.E.:	\$0		Total B.E.:	\$18,000
	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$20,000	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$25,000
		Apartment Reconfiguration	\$42,500		Apartment Reconfiguration	\$42,600
	Total DUs:		\$62,500	Total DUs:		\$67,600
	1460	<b>Dwelling Equipment:</b> None	\$0	1460	<b>Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
	1460	<b>Interior Common Areas:</b> None	\$0	1460	<b>Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	1460	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000	1460	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000
		Total SWFs:	\$2,000		Total SWFs:	\$2,000
	1460	<b>Nondwelling Equipment:</b> Computer Hardware	\$1,000	1460	<b>Nondwelling Equipment:</b> None	\$0
		Total NDE:	\$1,000		Total NDE:	\$0
	<b>Total CFP Estimated Cost</b>		\$84,500	<b>Total CFP Estimated Cost</b>		\$107,022

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**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages---Work Activities**

Activities for Year 1  2010	Activities for Year 2 FFY Grant: 2011 PHA FY:			Activities for Year 3 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>MA02000004-O'Brien Towers</b>			<b>MA02000004-O'Brien Towers</b>		
	1450	<b>Site:</b> Site Improvement (Step Up)	\$27,500	1450	<b>Site:</b> Site Improvement (Step Up)	\$30,000
		Total Site:	\$27,500		Total Site:	\$30,000
	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$2,000	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	<b>Building Exterior:</b> Windows/Exterior	\$60,000	1460	<b>Building Exterior:</b> Windows/Exterior	\$72,500
		Total B.E.:	\$60,000		Roof Survey	\$20,000
					Total B.E.:	\$92,500
	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$38,000	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$45,000
		HP Kitchen Remodeling	\$45,000		Selective Floor Replacement	\$15,000
		Selective Floor Replacement (FA)	\$10,000	1460	Total DUs:	\$60,000
		Total DUs:	\$93,000		<b>Dwelling Equipment:</b> None	\$0
		<b>Dwelling Equipment:</b> None	\$0		Total D.E.:	\$0
		Total D.E.:	\$0		<b>Interior Common Areas:</b> None	\$0
		<b>Interior Common Areas:</b> None	\$0		Total ICAs:	\$0
	Total ICAs:	\$0		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$1,000	
	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000		Total SWFs:	\$1,000	
	Total SWFs:	\$2,000		<b>Nondwelling Equipment:</b> None	\$0	
1475	<b>Nondwelling Equipment:</b> Computer Hardware	\$1,000	1475	Total NDE:	\$0	
	Total NDE:	\$1,000				
	<b>Total CFP Estimated Cost</b>		\$185,500	<b>Total CFP Estimated Cost</b>		\$185,500

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

Activities for Year 1 <b>2010</b>	Activities for Year 4 FFY Grant: <b>2013</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2014</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>MA02000004-O'Brien Towers</b>			<b>MA02000004-O'Brien Towers</b>		
	1450	<b>Site:</b> Site Improvements (Step Up)	\$30,000	1450	<b>Site:</b> Site Improvements (Step Up)	\$30,000
		Total Site:	\$30,000		Total Site:	\$30,000
	1460	<b>Mechanical and Electrical:</b> Security System Upgrade	\$2,000	1460	<b>Mechanical and Electrical:</b> Security System Upgrade	\$2,000
		Total M&E:	\$2,000		Total M&E:	\$2,000
	1460	<b>Building Exterior:</b> Windows/Exterior	\$40,000	1460	<b>Building Exterior:</b> Windows/Exterior	\$6,500
	1460	Roof Replacement	\$145,000	1460	Roof Replacement	\$144,500
		Total B.E.:	\$185,000		Total B.E.:	\$151,000
	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$35,000	1460	<b>Dwelling Units:</b> Asbestos Remediation	\$35,000
		Selective Floor Replacement	\$10,000		Selective Floor Replacement	\$10,000
		Total DUs:	\$45,000		Total DUs:	\$45,000
		<b>Dwelling Equipment:</b> None	\$0		<b>Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		<b>Interior Common Areas:</b> None	\$0		<b>Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$1,000	
	Total SWFs:	\$2,000		Total SWFs:	\$1,000	
	<b>Nondwelling Equipment:</b> Computer Hardware	\$1,000		<b>Nondwelling Equipment:</b> None	\$0	
	Total NDE:	\$1,000		Total NDE:	\$0	
	<b>Total CFP Estimated Cost</b>	\$265,000		<b>Total CFP Estimated Cost</b>	\$229,000	

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

Activities for Year 1 <b>2010</b>	Activities for Year 2 FFY Grant: <b>2011</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2012</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>MA02000006-Drohan Apt</b>			<b>MA02000006-Drohan Apt</b>		
	1450	<b>Site:</b> Site Improvements (Step Up)	\$8,000	1450	<b>Site:</b> Site Improvement (Step Up)	\$10,250
		Total Site:	\$8,000		Total Site:	\$10,250
	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$1,500	1460	<b>Mechanical and Electrical:</b> Security System Upgrades	\$2,500
		Total M&E:	\$1,500		Total M&E:	\$2,500
		<b>Building Exterior:</b> None	\$0		<b>Building Exterior:</b> Roof Survey	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
	1460	<b>Dwelling Units:</b> Closet Doors/Shelving	\$24,000	1460	<b>Dwelling Units:</b> Closet Doors/Shelving	\$20,000
		Total DUs:	\$24,000		Total DUs:	\$20,000
		<b>Dwelling Equipment:</b> None	\$0		<b>Dwelling Equipment:</b> None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		<b>Interior Common Areas:</b> None	\$0		<b>Interior Common Areas:</b> None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	1470	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$2,000	1470	<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$1,000
	Total SWFs:	\$2,000		Total SWFs:	\$1,000	
1475	<b>Nondwelling Equipment:</b> Computer Hardware	\$250		<b>Nondwelling Equipment:</b> None	\$0	
	Total NDE:	\$250		Total NDE:	\$0	
	<b>Total CFP Estimated Cost</b>		\$35,750	<b>Total CFP Estimated Cost</b>		\$33,750

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

Activities for Year 1 <b>2010</b>	Activities for Year 4 FFY Grant: <b>2013</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2014</b> PHA FY:				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
<b>See Annual Statement</b>	<b>MA02000006-Drohan Apt</b>	<b>Site:</b> Site Improvement (Step Up)	\$5,000	<b>MA02000006-Drohan Apt</b>	<b>Site:</b> Site Improvements	\$4,000		
			Total Site:			\$5,000	Total Site:	\$4,000
		1450	<b>Mechanical and Electrical:</b> Security System Upgrade		\$1,000	1450	<b>Mechanical and Electrical:</b> Security System Upgrade	\$1,500
		1460			Total M&E:	\$1,000		Total M&E:
		1460	<b>Building Exterior:</b> Roof Survey		\$10,000	1460	<b>Building Exterior:</b> Roof Repair	\$5,000
					Total B.E.:			\$10,000
			<b>Dwelling Units:</b> None		\$0		<b>Dwelling Units:</b> None	\$0
					Total DUs:			\$0
			<b>Dwelling Equipment:</b> None		\$0		<b>Dwelling Equipment:</b> None	\$0
					Total D.E.:			\$0
			<b>Interior Common Areas:</b> None		\$0		<b>Interior Common Areas:</b> None	\$0
					Total ICAs:			\$0
			<b>Site-Wide Facilities:</b> Energy Conservation Measures		\$1,000		<b>Site-Wide Facilities:</b> Energy Conservation Measures	\$1,000
					Total SWFs:			\$1,000
		1475	<b>Nondwelling Equipment:</b> Computer Hardware		\$250		<b>Nondwelling Equipment:</b> None	\$0
	Total NDE:	\$250		Total NDE:	\$0			
		<b>Total CFP Estimated Cost</b>	\$17,250		<b>Total CFP Estimated Cost</b>	\$11,500		

Appendix 3

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FY 2009 Capital Fund Program **Stimulus** Performance and  
Evaluation Report

File: MA020a03

Part I: Summary						
PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. MA06S02050109 Date of CFFP: _____			Replacement Housing Factor Grant No: _____	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$80,988.00	\$80,988.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$70,000.00	\$102,212.00	\$102,212.00	\$22,510.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$249,676.00	\$236,676.00	\$236,676.00	\$0.00	
10	1460 Dwelling Structures	\$1,080,500.00	\$921,700.00	\$921,700.00	\$280,000.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Non-dwelling Structures	\$60,000.00	\$118,600.00	\$118,600.00	\$0.00	
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00	
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	
20	<b>Amount of Annual Grant: (sum of lines 2 -- 19)</b>	<b>\$1,460,176.00</b>	<b>\$1,460,176.00</b>	<b>\$1,460,176.00</b>	<b>\$302,510.00</b>	
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$142,750.00	\$142,750.00	\$0.00	
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$25,000.00	\$25,000.00	\$0.00	
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$971,700.00	\$971,700.00	\$0.00	
Signature of Executive Director 		Date 4/22/10	Signature of Public Housing Director		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. MA06S02050109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA-Wide Mgmt. Improvmts	1) Item 1	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Item 2	"		\$0.00	\$0.00	\$0.00	\$0.00	
	3) Item 3	"		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1408</b>			\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan or Prog. Mgmt. fees	1410		\$0.00	\$80,988.00	\$80,988.00	\$0.00	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430	<b>A/E</b>					
			Amp 1	\$0.00	\$12,212.00	\$12,212.00	\$0.00	
			Amp 2	\$15,000.00	\$16,500.00	\$16,500.00	\$3,050.00	
			Amp 4	\$20,000.00	\$21,500.00	\$21,500.00	\$19,460.00	
			Amp 6	\$0.00	\$17,000.00	\$17,000.00	\$0.00	
			<b>Clerk</b>					
			Amp 1	\$0.00	\$0.00	\$0.00	\$0.00	
			Amp 2	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	
			Amp 4	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	
			Amp 6	\$0.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Quincy Housing Authority</b>		Capital Fund Program Grant No. MA06S02050109 CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MA02000001 Riverview</b>	<b>Site:</b> Walkways/Parking Areas	1450		\$161,352.00	\$133,176.00	\$133,176.00	\$0.00	\$10,000 504 Compliance
			Total Site:	\$161,352.00	\$133,176.00	\$133,176.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	Force Account
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Exterior Shell Repair/Replacemen	1460		\$280,000.00	\$280,000.00	\$280,000.00	\$280,000.00	Force Account
			Total B.E.:	\$280,000.00	\$280,000.00	\$280,000.00	\$280,000.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	Force Account
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	Force Account
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	Force Account
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	Force Account
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00	Force Account	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Riverview</b>			<b>Project Total:</b>	<b>\$441,352.00</b>	<b>\$413,176.00</b>	<b>\$413,176.00</b>	<b>\$280,000.00</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
<b>Quincy Housing Authority</b>		Capital Fund Program Grant No. MA06S02050109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MA02000002 Pagnano Towers</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$39,500 504 Compliance
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Windows and/or Balcony Doors	1460		\$360,500.00	\$398,000.00	\$398,000.00	\$0.00	
			Total DUs:	\$360,500.00	\$398,000.00	\$398,000.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Pagnano Towers</b>		<b>Project Total:</b>		\$360,500.00	\$398,000.00	\$398,000.00	\$0.00	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Quincy Housing Authority</b>		Capital Fund Program Grant No. MA06S02050109 CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MA02000004 O'Brien Towers</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Windows and/or Balcony Doors	1460		\$440,000.00	\$243,700.00	\$243,700.00	\$0.00	
			Total B.E.:	\$440,000.00	\$243,700.00	\$243,700.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> Entrance Doors	1470		\$60,000.00	\$118,600.00	\$118,600.00	\$0.00	
			Total SWFs:	\$60,000.00	\$118,600.00	\$118,600.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, O'Brien Towers</b>		<b>Project Total:</b>	<b>\$500,000.00</b>	<b>\$362,300.00</b>	<b>\$362,300.00</b>	<b>\$0.00</b>		

\$50,000 Security/504 Compliance

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Quincy Housing Authority		Capital Fund Program Grant No. MA06S02050109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MA02000006 Drohan Apartments</b>	<b>Site:</b> Paving	1450		\$88,324.00	\$103,500.00	\$103,500.00	\$0.00	\$68,250 504 Compliance
			Total Site:	\$88,324.00	\$103,500.00	\$103,500.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Drohan</b>			<b>Project Total:</b>	<b>\$88,324.00</b>	<b>\$103,500.00</b>	<b>\$103,500.00</b>	<b>\$0.00</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: <b>Quincy Housing Authority</b>					Federal FY of Grant: <b>2009</b>
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<b>MA02000001</b> Riverview	03/17/10	03/11/10	03/17/12		
<b>MA02000002</b> Pagnano Towers	03/17/10	03/11/10	03/17/12		
<b>MA02000004</b> O'Brien Towers	03/17/10	03/11/10	03/17/12		
<b>MA02000006</b> Drohan Apartments	03/17/10	03/11/10	03/17/12		

<sup>1</sup>Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Appendix 4

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FY 2009 Capital Fund Program **Regular** Performance and Evaluation Report

File: MA020a04

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

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-09</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2009</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$35,500.00	\$35,500.00	\$0.00	\$0.00
4	1410 Administration	\$114,753.00	\$114,753.00	\$114,753.00	\$38,251.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$70,000.00	\$67,699.90	\$67,699.90	\$16,935.24
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$139,500.00	\$150,000.00	\$150,000.00	\$116,249.31
10	1460 Dwelling Structures	\$491,928.00	\$486,322.10	\$462,107.10	\$415,148.62
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$1,500.00	\$1,500.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$4,000.00	\$1,300.00	\$300.00	\$97.43
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$290,352.00	\$290,458.00	\$290,458.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$1,147,533.00</b>	<b>\$1,147,533.00</b>	<b>\$1,085,318.00</b>	<b>\$586,681.60</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$9,000.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$360,107.10	\$356,107.10	\$356,107.10
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
		4/22/10			

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup> RHF funds shall be included here.

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-09</b> Replacement Housing Factor Grant No:				<b>2009</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Mgmt. Improvmts	Management Consultants	1408						AMP Distribution to be determined as expended	
	20-1 Riverview	"	1	\$1,000	\$1,000	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$500	\$500	\$0	\$0		
	Software Upgrade/Maintenance								
	20-1 Riverview	"	1	\$1,000	\$1,000	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$500	\$500	\$0	\$0		
	Resident Training Program			\$25,000	\$25,000				
	20-1 Riverview	"	1			\$0	\$0		
	20-2 Pagnano Towers	"	1			\$0	\$0		
	20-4 O'Brien Towers	"	1			\$0	\$0		
	20-6 Drohan Apartments	"	1			\$0	\$0		
	IT Services								
	20-1 Riverview	"	1	\$1,000	\$1,000	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$1,000	\$1,000	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$500	\$500	\$0	\$0		
			<b>Total 1408</b>	<b>\$35,500.00</b>	<b>\$35,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00		
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410	1	\$114,753.00	\$114,753.00	\$114,753.00	\$38,251.00		
			AMP 1	\$31,649.90	\$31,649.90	\$31,649.90	\$10,549.97		
			AMP 2	\$27,583.16	\$27,583.16	\$27,583.16	\$9,194.39		
			AMP 3	\$48,447.34	\$48,447.34	\$48,447.34	\$16,149.11		
			AMP 4	\$7,072.60	\$7,072.60	\$7,072.60	\$2,357.53		
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$290,458.00	\$290,458.00	\$290,458.00	\$0.00		
HA-Wide Fees and Costs	A/E Services max 7%	1430	20-1 Riverview	"	1	\$20,000.00	\$27,956.00	\$27,956.00	\$13,785.24
			20-2 Pagnano Towers	"	1	\$20,000.00	\$14,743.90	\$14,743.90	\$3,150.00
			20-4 O'Brien Towers	"	1	\$20,000.00	\$17,500.00	\$17,500.00	\$0.00
			20-6 Drohan Apartments	"	1	\$10,000.00	\$7,500.00	\$7,500.00	\$0.00
		1495.1							

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work	
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-09 Replacement Housing Factor Grant No:			2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Obligated	Expended		
MA02000001 Riverview	<b>Site:</b> Landscape/Site Improvements	1450	1	\$82,000.00	\$82,000.00	\$82,000.00	\$77,625.43	Step Up	
			Total Site:	\$82,000.00	\$82,000.00	\$82,000.00	\$77,625.43		
	<b>Mechanical and Electrical:</b> Heating System Replacement Basement Drainage		1 1	\$30,616.00 \$49,000.00	\$0.00 \$49,000.00	\$0.00 \$49,000.00	\$0.00 \$7,960.48	Step Up/Force Account	
			Total M&E:	\$79,616.00	\$49,000.00	\$49,000.00	\$7,960.48		
	<b>Building Exterior:</b> Replace Exterior Siding	"	45	\$238,800.00	\$338,662.34	\$338,662.34	\$338,662.34	Force Account	
			Total B.E.:	\$238,800.00	\$338,662.34	\$338,662.34	\$338,662.34		
	<b>Dwelling Units:</b> 504 Compliance Kitchens		1460	1	\$1,000.00 \$19,000.00	\$1,000.00 \$30,000.00	\$0.00 \$30,000.00	\$0.00 \$29,807.78	Force Account
			Total DUs:	\$19,000.00	\$30,000.00	\$30,000.00	\$29,807.78		
	<b>Dwelling Equipment:</b> None		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Interior Common Areas:</b> None		1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Site-Wide Facilities:</b> Alternative Energy Products		1470	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	
			Total SWFs:	\$1,500.00	\$1,500.00	\$0.00	\$0.00		
	<b>Nondwelling Equipment:</b> Computer Hardware Force Account Tools Step Up Tools Force Account Vehicle (Repairs)		1475	1 1 1 1	\$1,000.00 \$0.00 \$1,000.00 \$1,000.00	\$0.00 \$0.00 \$300.00 \$1,000.00	\$0.00 \$0.00 \$300.00 \$0.00	\$0.00 \$0.00 \$97.43 \$0.00	
			Total NDE:	\$3,000.00	\$1,300.00	\$300.00	\$97.43		
	<b>Total, Riverview</b>			<b>Project Total:</b>	<b>\$423,916.00</b>	<b>\$502,462.34</b>	<b>\$499,962.34</b>	<b>\$454,153.46</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-09</b> Replacement Housing Factor Grant No:		2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA02000002 Pagnano Towers</b>	<b>Site:</b> Site Improvement	1450	1	\$8,000.00	\$8,000.00	\$8,000.00	\$2,665.09	Step Up
			Total Site:	\$8,000.00	\$8,000.00	\$8,000.00	\$2,665.09	
	<b>Mechanical and Electrical:</b> Security System Upgrades	1460	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
				Total M&E:	\$1,000.00	\$0.00	\$0.00	\$0.00
	<b>Building Exterior:</b> Window and/cr Patio Doors	1460	25	\$5,000.00	\$4,000.00	\$0.00	\$0.00	FA - Finish Work
			Total B.E.:	\$5,000.00	\$4,000.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Reasonable Accommodations 504 Compliance Asbestos Remediation	1460	35	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
				\$1,000.00	\$1,000.00	\$0.00	\$0.00	
				\$10,500.00	\$10,500.00	\$10,500.00	\$9,856.30	
			Total DUs:	\$12,500.00	\$12,500.00	\$10,500.00	\$9,856.30	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Nondwelling Equipment:</b> Maintenance Equipment	1475		\$1,000.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$1,000.00	\$0.00	\$0.00	\$0.00		
<b>Total, Pagnano</b>		Project Total:	\$27,500.00	\$24,500.00	\$18,500.00	\$12,521.39	0	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-09</b> Replacement Housing Factor Grant No:			2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>MA02000004</b> <b>O'Brien Towers</b>	<b>Site:</b> Landscaping/Site Improvement	1450		\$41,500.00	\$41,500.00	\$41,500.00	\$21,588.05	Step Up	
			Total Site:	\$41,500.00	\$41,500.00	\$41,500.00	\$21,588.05		
	<b>Mechanical and Electrical:</b> Security System Upgrades	"	1	\$1,500.00	\$0.00	\$0.00	\$0.00		
			Total M&E	\$1,500.00	\$0.00	\$0.00	\$0.00		
	<b>Building Exterior:</b> Windows/Patio Door/Exterior	1460	17	\$96,012.00	\$17,444.76	\$17,444.76	\$17,444.76		
			Total B.E.:	\$96,012.00	\$17,444.76	\$17,444.76	\$17,444.76		
	<b>Dwelling Units:</b> Selective Floor Replacement Reasonable Accommodations 504 Compliance Asbestos Remediation	1460	20	\$4,000.00	\$2,000.00	\$0.00	\$0.00	Force Account	
				\$2,000.00	\$2,000.00	\$0.00	\$0.00		
			26	\$16,500.00	\$16,500.00	\$16,500.00	\$11,416.96	FA - Finish Work	
			Total DUs	\$24,500.00	\$22,500.00	\$16,500.00	\$11,416.96		
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Nondwelling Equipment:</b> Maintenance Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00		
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Total, O'Brien</b>			<b>Project Total:</b>	<b>\$163,512.00</b>	<b>\$81,444.76</b>	<b>\$75,444.76</b>	<b>\$50,449.77</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Quincy Housing Authority		Capital Fund Program Grant No. <b>MA06P020501-09</b> Replacement Housing Factor Grant No:		2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA02000006</b> <b>Drohan</b> <b>Apartments</b>	<b>Site:</b> Landscaping/Site Improvements	1450		\$8,000.00	\$18,500.00	\$18,500.00	\$14,370.74	Step Up
			Total Site:	\$8,000.00	\$18,500.00	\$18,500.00	\$14,370.74	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Unit Floors	1460		\$7,000.00	\$5,215.00	\$0.00	\$0.00	
	Reasonable Accommodations			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	504 Compliance			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Common Area Floors			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
			Total DUs:	\$14,000.00	\$12,215.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> Maintenance Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Drohan</b>			<b>Project Total:</b>	<b>\$22,000.00</b>	<b>\$30,715.00</b>	<b>\$18,500.00</b>	<b>\$14,370.74</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name: <b>Quincy Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No.: <b>MA06P020501-09</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2009</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Management Improvements	09/17/11			09/17/13			
HA Wide Administration	09/17/11			09/17/13			
HA-Wide Fees & Costs	09/17/11			09/17/13			
MA 20-01 Riverview	09/17/11			09/17/13			
MA 20-02 Pagnano Towers	09/17/11			09/17/13			
MA 20-04 O'Brien Towers	09/17/11			09/17/13			
MA 20-06 Drohan Apartments	09/17/11			09/17/13			
HA Wide Non Dwelling	09/17/11			09/17/13			

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Appendix 5

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FY 2008 Capital Fund Program Performance and Evaluation Report

File: MA020a05

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

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 13/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$25,500.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$115,355.00	\$38,451.67	\$38,451.67	\$38,451.67
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$70,000.00	\$71,190.94	\$71,190.94	\$68,414.75
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$118,851.00	\$128,616.62	\$128,616.62	\$128,616.62
10	1460 Dwelling Structures	\$514,000.00	\$621,955.87	\$621,955.87	\$621,955.87
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$7,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$12,500.00	\$2,990.90	\$2,990.90	\$2,990.90
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$290,352.00	\$290,352.00	\$290,352.00	\$290,352.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$1,153,558.00</b>	<b>\$1,153,558.00</b>	<b>\$1,153,558.00</b>	<b>\$1,150,781.81</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$491,277.21	\$491,277.21	\$491,277.21

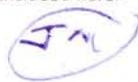
Signature of Executive Director 	Date 4/22/10	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup> RHF funds shall be included here.



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

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Mgmt. Improvmts	Management Consultants	1408							
	20-1 Riverview	"	1	\$1,000	\$0	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$500	\$0	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$750	\$0	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$250	\$0	\$0	\$0		
	Software Upgrade/Maintenance								
	20-1 Riverview	"	1	\$500	\$0	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$300	\$0	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$500	\$0	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$200	\$0	\$0	\$0		
	Resident Training Program			\$5,000	\$0				
	20-1 Riverview	"	1			\$0	\$0		
	20-2 Pagnano Towers	"	1			\$0	\$0		
	20-4 O'Brien Towers	"	1			\$0	\$0		
	20-6 Drohan Apartments	"	1			\$0	\$0		
	IT Services								
	20-1 Riverview	"	1	\$500	\$0	\$0	\$0		
	20-2 Pagnano Towers	"	1	\$300	\$0	\$0	\$0		
	20-4 O'Brien Towers	"	1	\$500	\$0	\$0	\$0		
	20-6 Drohan Apartments	"	1	\$200	\$0	\$0	\$0		
	ROSS Coordinator	"	1	\$15,000	\$0	\$0	\$0		
				<b>Total 1408</b>	<b>\$25,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	HA-Wide Operations		1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$115,355.00	\$38,451.67				
			Amp 1	\$31,815.94	\$10,605.31	\$10,605.31	\$10,605.31		
			Amp 2	\$27,727.86	\$9,242.63	\$9,242.63	\$9,242.63		
			Amp 4	\$48,701.49	\$16,233.83	\$16,233.83	\$16,233.83		
			Amp 6	\$7,109.71	\$2,369.90	\$2,369.90	\$2,369.90		
HA-Wide Debt Service	Collateralization of Debt Service	1501	1	\$290,352.00	\$290,352.00	\$290,352.00	\$290,352.00		
HA-Wide Fees and Costs	A/E Services max 7%	1430							
	20-1 Riverview	"	1	\$25,000.00	\$27,956.00	\$27,956.00	\$27,956.00		
	20-2 Pagnano Towers	"	1	\$20,000.00	\$5,839.69	\$5,839.69	\$3,063.50		
	20-4 O'Brien Towers	"	1	\$20,000.00	\$36,295.25	\$36,295.25	\$36,295.25		
	20-6 Drohan Apartments	"	1	\$5,000.00	\$1,100.00	\$1,100.00	\$1,100.00		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.



**Part II: Supporting Pages**

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>MA 20-1 Riverview</b>	<b>Site:</b> Landscape/Site Improvements	1450	1	\$75,000.00	\$78,973.99	\$78,973.99	\$78,973.99	Step Up	
			Total Site:	\$75,000.00	\$78,973.99	\$78,973.99	\$78,973.99		
	<b>Mechanical and Electrical:</b> Basement Drainage		1	\$10,000.00	\$34,868.12	\$34,868.12	\$34,868.12	Step Up/Force Account	
			Total M&E:	\$10,000.00	\$34,868.12	\$34,868.12	\$34,868.12		
	<b>Building Exterior:</b> Replace Exterior Siding	"	45	\$344,200.00	\$394,036.24	\$394,036.24	\$394,036.24	Force Account	
			Total B.E.:	\$344,200.00	\$394,036.24	\$394,036.24	\$394,036.24		
	<b>Dwelling Units:</b> Kitchen Prototype		1460	\$0.00	\$2,529.18	\$2,529.18	\$2,529.18		
			Total DUs:	\$0.00	\$2,529.18	\$2,529.18	\$2,529.18		
	<b>Dwelling Equipment:</b> None		1465.1	\$0.00	\$0.00	\$0.00	\$0.00		
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Interior Common Areas:</b> None		1470	\$0.00	\$0.00	\$0.00	\$0.00		
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	<b>Site-Wide Facilities:</b> Alternative Energy Products		1470	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$2,000.00	\$0.00	\$0.00	\$0.00		
	<b>Nondwelling Equipment:</b> Computer Hardware Maintenance Equipment Force Account Tools Step Up Tools Force Account Vehicle (Repairs)		1475	1 1 1 1 1	\$1,000.00 \$0.00 \$2,000.00 \$1,500.00 \$3,000.00	\$0.00 \$629.00 \$514.73 \$1,725.45 \$121.72	\$0.00 \$629.00 \$514.73 \$1,725.45 \$121.72	\$0.00 \$629.00 \$514.73 \$1,725.45 \$121.72	\$0.00
			Total NDE:	\$7,500.00	\$2,990.90	\$2,990.90	\$2,990.90		
	<b>Total, Riverview</b>			<b>Project Total:</b>	<b>\$438,700.00</b>	<b>\$513,398.43</b>	<b>\$513,398.43</b>	<b>\$513,398.43</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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**Part II: Supporting Pages**

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA 20-2 Pagnano Towers</b>	<b>Site:</b> Site Improvement	1450	1	\$10,000.00	\$14,882.34	\$14,882.34	\$14,882.34	Step Up
			Total Site:	\$10,000.00	\$14,882.34	\$14,882.34	\$14,882.34	
	<b>Mechanical and Electrical:</b> Security System Upgrades	1460	1	\$2,000.00	\$0.00	\$0.00	\$0.00	Includes F/A Finish Work
			Total M&E:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Windows/Exterior	1460	25	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Asbestos Remediation	1460	35	\$30,000.00	\$48,698.68	\$48,698.68	\$48,698.68	
			Total DUs:	\$30,000.00	\$48,698.68	\$48,698.68	\$48,698.68	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	0
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Pagnano</b>			<b>Project Total:</b>	<b>\$52,000.00</b>	<b>\$63,581.02</b>	<b>\$63,581.02</b>	<b>\$63,581.02</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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**Part II: Supporting Pages**

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA 20-4 O'Brien Towers</b>	<b>Site:</b> Landscaping/Site Improvement	1450		\$26,851.00	\$21,149.17	\$21,149.17	\$21,149.17	Step Up
			Total Site:	\$26,851.00	\$21,149.17	\$21,149.17	\$21,149.17	
	<b>Mechanical and Electrical:</b> Security System Upgrades	"	1	\$2,000.00	\$0.00	\$0.00	\$0.00	Force Account FA - Finish Work
			Total M&E:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Windows/Patio Door/Exterior	1460	17	\$45,800.00	\$97,240.97	\$97,240.97	\$97,240.97	
			Total B.E.:	\$45,800.00	\$97,240.97	\$97,240.97	\$97,240.97	
	<b>Dwelling Units:</b> Selective Floor Replacement Asbestos Remediation	1460	20 26	\$5,000.00 \$43,000.00	\$0.00 \$44,582.68	\$0.00 \$44,582.68	\$0.00 \$44,582.68	
			Total DUs:	\$48,000.00	\$44,582.68	\$44,582.68	\$44,582.68	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, O'Brien</b>		<b>Project Total:</b>	<b>\$122,651.00</b>	<b>\$162,972.82</b>	<b>\$162,972.82</b>	<b>\$162,972.82</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>MA06P020501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>MA 20-6 Drohan Apartments</b>	<b>Site:</b> Landscaping/Site Improvements	1450		\$7,000.00	\$13,611.12	\$13,611.12	\$13,611.12	Step Up
			Total Site:	\$7,000.00	\$13,611.12	\$13,611.12	\$13,611.12	
	<b>Mechanical and Electrical:</b> Electrical System Upgrades	1460	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Security System Upgrades		1	\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$3,000.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Unit Flooring	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Closet Doors/Shelving			\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> Flooring	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$5,000.00	\$0.00	\$0.00	\$0.00	
<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Drohan</b>			<b>Project Total:</b>	<b>\$25,000.00</b>	<b>\$13,611.12</b>	<b>\$13,611.12</b>	<b>\$13,611.12</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

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

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

PHA Name: <b>Quincy Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No.: <b>MA06P020501-08</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Revised Annual Statement
	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates
HA-Wide Management Improvements	06/13/10	06/13/10		06/13/12	06/13/12		
HA Wide Administration	06/13/10	06/13/10		06/13/12	06/13/12		
HA-Wide Fees & Costs	06/13/10	06/13/10		06/13/12	06/13/12		
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances							
" Vehicle replacement							
" Demolition (specify location[s])							
MA 20-01 Riverview	06/13/10	06/13/10		06/13/12	06/13/12		
MA 20-02 Pagnano Towers	06/13/10	06/13/10		06/13/12	06/13/12		
MA 20-04 O'Brien Towers	06/13/10	06/13/10		06/13/12	06/13/12		
MA 20-06 Drohan Apartments	06/13/10	06/13/10		06/13/12	06/13/12		
HA Wide Non Dwelling	06/13/10	06/13/10		06/13/12	06/13/12		

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Appendix 6

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FY 2007 Capital Fund Program Performance and Evaluation Report

File: MA020a06

Part I: Summary					
PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. MA06P020501-07 Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$14,683.56	\$14,683.56	\$14,683.56	\$14,683.56
4	1410 Administration (may not exceed 10% of line 20)	\$19,667.66	\$19,667.66	\$19,667.66	\$19,667.66
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00	\$40,784.40	\$40,784.40	\$40,784.40
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$205,234.00	\$203,578.18	\$203,578.18	\$203,578.18
10	1460 Dwelling Structures	\$465,488.00	\$442,485.89	\$442,485.89	\$442,485.89
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$2,000.29	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$122,566.49	\$168,440.31	\$168,440.31	\$168,440.31
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$290,428.00	\$290,428.00	\$290,428.00	\$290,428.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2 -- 19)</b>	<b>\$1,180,068.00</b>	<b>\$1,180,068.00</b>	<b>\$1,180,068.00</b>	<b>\$1,180,068.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$24,954.00	\$24,954.00	\$24,954.00
Signature of Executive Director		Date		Signature of Public Housing Director	
		4/22/10			

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P020501-07 CFFP (Yes/No) No Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA-Wide Mgmt Improvmts	Management Consultants	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 1 Riverview	"	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Resident Training Program							
	AMP 1 Riverview	"		\$14,683.56	\$14,683.56	\$14,683.56	\$14,683.56	
	IT Services							
	AMP 1 Riverview	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 2 Pagnano Towers	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 4 O'Brien Towers	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 6 Drohan Apartments	"		\$0.00	\$0.00	\$0.00	\$0.00	
	ROSS Coordinator	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Staff Training							
	AMP 1 Riverview	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 2 Pagnano Towers	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 4 O'Brien Towers	"		\$0.00	\$0.00	\$0.00	\$0.00	
	AMP 6 Drohan Apartments	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Update Office/Comm Equipment							
	AMP 1 Riverview	"		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 Pagnano Towers	"		\$0.00	\$0.00	\$0.00	\$0.00		
AMP 4 O'Brien Towers	"		\$0.00	\$0.00	\$0.00	\$0.00		
AMP 6 Drohan Apartments	"		\$0.00	\$0.00	\$0.00	\$0.00		
Implement Preventative Maintenance			4	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>Total 1408</b>	\$14,683.56	\$14,683.56	\$14,683.56	\$14,683.56	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan or Prog. Mgmt. fees	1410	AMP 1	\$19,667.66	\$5,424.52	\$5,424.52	\$5,424.52	
		"	AMP 2		\$4,727.51	\$4,727.51	\$4,727.51	
		"	AMP 4		\$8,303.45	\$8,303.45	\$8,303.45	
		"	AMP 6		\$1,212.18	\$1,212.18	\$1,212.18	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430	AMP 1	\$25,000.00	\$28,760.00	\$28,760.00	\$28,760.00	
		"	AMP 2	\$15,000.00	\$7,595.00	\$7,595.00	\$7,595.00	
		"	AMP 4	\$15,000.00	\$4,429.40	\$4,429.40	\$4,429.40	
		"	AMP 6	\$5,000.00	\$0.00	\$0.00	\$0.00	
MA02000001	Collateralization of Debt Service	1501		\$290,428.00	\$290,428.00	\$290,428.00	\$290,428.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

*JM*

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-07 CFFP (Yes/No) No Replacement Housing Factor Grant No:				2007			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
MA02000001 Riverview	Site: Landscape/Site Improvement Playaround Boardwalk	1450		\$19,353.50	\$19,509.50	\$19,509.50	\$19,509.50	Step Up	
		"		\$46,880.50	\$47,533.39	\$47,533.39	\$47,533.39	Step Up	
		"		\$87,000.00	\$107,742.38	\$107,742.38	\$107,742.38		
		Total Site:			\$153,234.00	\$174,785.27	\$174,785.27	\$174,785.27	
	Mechanical and Electrical: Basement Drainage	1460			\$169,000.00	\$162,187.65	\$162,187.65	\$162,187.65	Step Up/Force Account
			Total M&E:			\$169,000.00	\$162,187.65	\$162,187.65	\$162,187.65
	Building Exterior: Replace Exterior Siding				\$249,545.00	\$249,545.00	\$249,545.00	\$249,545.00	FA/Youth Build/Step Up
			Total B.E.:			\$249,545.00	\$249,545.00	\$249,545.00	\$249,545.00
	Dwelling Units: Kitchen Modernization Protective	1460	1		\$18,443.00	\$10,380.14	\$10,380.14	\$10,380.14	Force Account
			Total DUs:			\$18,443.00	\$10,380.14	\$10,380.14	\$10,380.14
	Dwelling Equipment: None	1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470			\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470			\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: Computer Hardware Force Account Vehicle (Repairs) Force Account Tools Step Up Tools	1475			\$0.00	\$0.00	\$0.00	\$0.00	
					\$1,000.00	\$1,744.34	\$1,744.34	\$1,744.34	
					\$1,500.00	\$753.37	\$753.37	\$753.37	
					\$2,500.00	\$2,451.19	\$2,451.19	\$2,451.19	
		Total NDE:			\$5,000.00	\$4,948.90	\$4,948.90	\$4,948.90	
<b>Total, Riverview</b>		<b>Project Total:</b>		<b>\$595,222.00</b>	<b>\$601,846.96</b>	<b>\$601,846.96</b>	<b>\$601,846.96</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No.				Federal FY of Grant: 2007		Status of Work	
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
MA0200002 Pagnano Towers Homes	Site: Site Improvement	1450		\$21,500.00	\$9,728.06	\$9,728.06	\$9,728.06	Step Up	
	Total Site:			\$21,500.00	\$9,728.06	\$9,728.06	\$9,728.06		
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	F/A Finish Work	
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Total B.E.:			\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Asbestos Remediation	1460			\$2,000.00	\$2,778.10	\$2,778.10	\$2,778.10	F/A Finish Work
	Total DUs:			\$2,000.00	\$2,778.10	\$2,778.10	\$2,778.10		
	Dwelling Equipment: None	1465.1			\$0.00	\$0.00	\$0.00	\$0.00	F/A Finish Work
	Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: Community Room Renovations	1470			\$2,000.29	\$0.00	\$0.00	\$0.00	F/A Finish Work
	Total ICAs:			\$2,000.29	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470			\$0.00	\$0.00	\$0.00	\$0.00	F/A Finish Work
	Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Fire Alarm System Upgrade Exigent Elevator Repairs Computer Hardware	1475		1	\$117,566.49 \$0.00 \$0.00	\$114,267.44 \$49,223.97 \$0.00	\$114,267.44 \$49,223.97 \$0.00	\$114,267.44 \$49,223.97 \$0.00	F/A Finish Work	
Total NDE:				\$117,566.49	\$163,491.41	\$163,491.41	\$163,491.41		
<b>Total, Pagnano Towers</b>			<b>Project Total:</b>	<b>\$143,066.78</b>	<b>\$175,997.57</b>	<b>\$175,997.57</b>	<b>\$175,997.57</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: <b>Quincy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. MA06P020501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>MA0200004 O'Brien Towers</b>	<b>Site:</b> Landscaping/Site Improvement	1450		\$21,500.00	\$12,400.84	\$12,400.84	\$12,400.84	Step Up	
			Total Site:	\$21,500.00	\$12,400.84	\$12,400.84	\$12,400.84		
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00		
				Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Windows/Patio Doors/Exterior	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	F/A Finish Work	
				Total B.E.:	\$2,000.00	\$0.00	\$0.00		\$0.00
	<b>Dwelling Units:</b> Asbestos Remediation			\$20,000.00	\$17,595.00	\$17,595.00	\$17,595.00		
				Total DUs:	\$20,000.00	\$17,595.00	\$17,595.00	\$17,595.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	F/A Finish Work	
				Total D.E.:	\$0.00	\$0.00	\$0.00		\$0.00
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
				Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	F/A Finish Work	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> Computer Hardware	1475		\$0.00	\$0.00	\$0.00	\$0.00			
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, O'Brien Towers</b>			<b>Project Total:</b>	<b>\$43,500.00</b>	<b>\$29,995.84</b>	<b>\$29,995.84</b>	<b>\$29,995.84</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-07 CFFP (Yes/No) No Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MA0200006 Drohan Apartments	Site: Landscaping/Site Improvements	1450		\$9,000.00	\$6,664.01	\$6,664.01	\$6,664.01	Step Up
			Total Site:	\$9,000.00	\$6,664.01	\$6,664.01	\$6,664.01	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Computer Hardware Step Up Tools	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Drohan</b>		<b>Project Total:</b>		<b>\$9,000.00</b>	<b>\$6,664.01</b>	<b>\$6,664.01</b>	<b>\$6,664.01</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages								
PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide Homes	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Reasonable Accommodations 504 Compliance	1460		\$1,000.00 \$3,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$4,500.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Maintenance Equipment Replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total</b>	<b>0</b>		<b>Project Total:</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name: Quincy Housing Authority</b>					<b>Federal FY of Grant: 2007</b>
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<b>HA Wide</b>	09/12/09	04/30/09	09/12/11	06/30/09	
<b>AMP 1</b>	09/12/09	04/30/09	09/12/11	06/30/09	
<b>AMP2</b>	09/12/09	04/30/09	09/12/11	06/30/09	
<b>AMP4</b>	09/12/09	04/30/09	09/12/11	06/30/09	
<b>AMP6</b>	09/12/09	04/30/09	09/12/11	06/30/09	

<sup>1</sup>Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Appendix 7

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FY 2006 Capital Fund Program Performance and Evaluation Report

File: MA020a07

**Part I: Summary**

<b>PHA Name:</b>  <b>Quincy Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. MA06P020501-06 Date of CFFP: _____	<b>Replacement Housing Factor Grant No:</b> _____	<b>FFY of Grant:</b> <u>2006</u> <b>FFY of Grant Approval:</b> <u>2006</u>
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**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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$62,000.00	\$20,810.42	\$20,810.42	\$20,810.42
4	1410 Administration (may not exceed 10% of line 20)	\$115,285.00	\$31,857.51	\$31,857.51	\$31,857.51
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00	\$58,237.10	\$58,237.10	\$58,237.10
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$197,588.05	\$244,951.67	\$244,951.67	\$244,951.67
10	1460 Dwelling Structures	\$154,406.32	\$286,886.81	\$286,886.81	\$286,886.81
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$273,423.63	\$219,959.49	\$219,959.49	\$219,959.49
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$290,154.00	\$290,154.00	\$290,154.00	\$290,154.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2 -- 19)</b>	<b>\$1,152,857.00</b>	<b>\$1,152,857.00</b>	<b>\$1,152,857.00</b>	<b>\$1,152,857.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$22,500.00	\$22,500.00	\$22,500.00

<b>Signature of Executive Director</b>  	<b>Date</b>  4/22/10	<b>Signature of Public Housing Director</b>  	<b>Date</b>  
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<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No) No Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA-Wide Mgmt. Improvmts	Management Consultants	1408		\$0.00	\$0.00	\$0.00	\$0.00	AMP Distribution to be determined
	AMP 1 Riverview	"	1	\$7,000.00	\$620.00	\$620.00	\$620.00	
	Resident Training Program							
	AMP 1 Riverview	"		\$35,000.00	\$8,988.48	\$8,988.48	\$8,988.48	
	IT Services							
	AMP 1 Riverview	"		\$0.00	\$1,655.06	\$1,655.06	\$1,655.06	
	AMP 2 Pagnano Towers	"		\$0.00	\$1,442.60	\$1,442.60	\$1,442.60	
	AMP 4 O'Brien Towers	"		\$0.00	\$2,533.60	\$2,533.60	\$2,533.60	
	AMP 6 Drohan Apartments	"		\$0.00	\$369.69	\$369.69	\$369.69	
	ROSS Coordinator	"		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training							
	AMP 1 Riverview	"		\$0.00	\$476.58	\$476.58	\$476.58	
	AMP 2 Pagnano Towers	"		\$0.00	\$415.41	\$415.41	\$415.41	
	AMP 4 O'Brien Towers	"		\$0.00	\$729.56	\$729.56	\$729.56	
	AMP 6 Drohan Apartments	"		\$0.00	\$106.44	\$106.44	\$106.44	
	Update Office/Comm Equipment							
	AMP 1 Riverview	"		\$0.00	\$957.85	\$957.85	\$957.85	
	AMP 2 Pagnano Towers	"		\$0.00	\$834.91	\$834.91	\$834.91	
	AMP 4 O'Brien Towers	"		\$0.00	\$1,466.30	\$1,466.30	\$1,466.30	
	AMP 6 Drohan Apartments	"		\$0.00	\$213.94	\$213.94	\$213.94	
Implement Preventative Maintenance			4	\$5,000.00	\$0.00	\$0.00	\$0.00	
			<b>Total 1408</b>	<b>\$62,000.00</b>	<b>\$20,810.42</b>	<b>\$20,810.42</b>	<b>\$20,810.42</b>	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan or Prog. Mgmt. fees	1410	AMP 1	\$115,285.00	\$7,670.89	\$7,670.89	\$7,670.89	
		"	AMP 2		\$8,028.19	\$8,028.19	\$8,028.19	
		"	AMP 4		\$14,100.36	\$14,100.36	\$14,100.36	
		"	AMP 6		\$2,058.07	\$2,058.07	\$2,058.07	
HA-Wide Fees and Ccsts	A & E services @ 7% of the annual grant amount, based on actual scope of design work	1430	AMP 1	\$25,000.00	\$32,157.49	\$32,157.49	\$32,157.49	
		"	AMP 2	\$15,000.00	\$18,179.61	\$18,179.61	\$18,179.61	
		"	AMP 4	\$15,000.00	\$7,900.00	\$7,900.00	\$7,900.00	
		"	AMP 6	\$5,000.00	\$0.00	\$0.00	\$0.00	
MA02000001	Collateralization of Debt Service	1501		\$290,154.00	\$290,154.00	\$290,154.00	\$290,154.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2006			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
MA02000001 Riverview	Site: Landscape/Site Improvement Playground Boardwalk	1450		\$119,309.65	\$94,818.67	\$94,818.67	\$94,818.67	Step Up	
		"		\$13,000.00	\$52,440.81	\$52,440.81	\$52,440.81	Step Up	
		"		\$40,000.00	\$59,100.88	\$59,100.88	\$59,100.88		
		Total Site:			\$172,309.65	\$206,360.36	\$206,360.36	\$206,360.36	
	Mechanical and Electrical: Basement Drainage	1460		\$100,000.00	\$143,484.59	\$143,484.59	\$143,484.59	\$143,484.59	Step Up/Force Account
			Total M&E:		\$100,000.00	\$143,484.59	\$143,484.59	\$143,484.59	
	Building Exterior: Handicap Ramp Replace Exterior Siding	1460	1	\$0.00	\$22,388.59	\$22,388.59	\$22,388.59	\$22,388.59	FA/Youth Build/Step Up
				\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	FA/Youth Build/Step Up
		Total B.E.:		\$50,000.00	\$72,388.59	\$72,388.59	\$72,388.59	\$72,388.59	
	Dwelling Units: Kitchen Modernization Prototype	1460	1	\$4,406.32	\$7,977.87	\$7,977.87	\$7,977.87	\$7,977.87	Force Account
			Total DUs:		\$4,406.32	\$7,977.87	\$7,977.87	\$7,977.87	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:		\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:		\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: Computer Hardware Force Account Vehicle (Repairs) Force Account Tools Step Up Tools	1475		\$702.50	\$1,047.39	\$1,047.39	\$1,047.39	\$1,047.39	
				\$4,000.00	\$1,762.17	\$1,762.17	\$1,762.17	\$1,762.17	
				\$3,000.00	\$4,583.64	\$4,583.64	\$4,583.64	\$4,583.64	
			\$1,500.00	\$26.61	\$26.61	\$26.61	\$26.61		
		Total NDE:		\$9,202.50	\$7,419.81	\$7,419.81	\$7,419.81	\$7,419.81	
<b>Total, Riverview</b>	<b>Project Total</b>		<b>\$335,918.47</b>	<b>\$437,631.22</b>	<b>\$437,631.22</b>	<b>\$437,631.22</b>	<b>\$437,631.22</b>		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No) No Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		Status of Work
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MA0200002 Pagnano Towers Homes	Site: Site Improvement	1450		\$8,000.00	\$4,918.43	\$4,918.43	\$4,918.43	Step Up
	Total Site:			\$8,000.00	\$4,918.43	\$4,918.43	\$4,918.43	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Reasonable Accommodation	1460		\$0.00	\$113.04	\$113.04	\$113.04	F/A Finish Work
	Total B.E.:			\$0.00	\$113.04	\$113.04	\$113.04	
	Dwelling Units: Asbestos Remediation	1460		\$0.00	\$30,888.07	\$30,888.07	\$30,888.07	
	Total DUs:			\$0.00	\$30,888.07	\$30,888.07	\$30,888.07	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Community Room A/C Computer Hardware Step Up Tools Exigent Elevator Repairs Fire System/Generator Upgrades	1475	1	\$0.00 \$608.67 \$0.00 \$19,721.00 \$237,666.52	\$3,462.24 \$608.67 \$23.19 \$12,467.06 \$194,706.91	\$3,462.24 \$608.67 \$23.19 \$12,467.06 \$194,706.91	\$3,462.24 \$608.67 \$23.19 \$12,467.06 \$194,706.91		
Total NDE:			\$257,996.19	\$211,268.07	\$211,268.07	\$211,268.07		
<b>Total</b>	<b>Pagnano Towers</b>		<b>Project Total:</b>	<b>\$265,996.19</b>	<b>\$247,187.61</b>	<b>\$247,187.61</b>	<b>\$247,187.61</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2006			
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 <sup>1</sup>	Funds Obligated*	Funds Expended*		
MA0200004 O'Brien Towers	Site: Landscaping/Site Improvement	1450		\$11,002.60	\$25,206.57	\$25,206.57	\$25,206.57	Step Up	
			Total Site:	\$11,002.60	\$25,206.57	\$25,206.57	\$25,206.57		
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00		
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: Windows/Patio Doors/Exterior	1460		\$0.00	\$7,500.00	\$7,500.00	\$7,500.00	F/A Finish Work	
			Total B.E.:	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00		
	Dwelling Units: Reasonable Accommodation Asbestos Remediation	1460		\$0.00	\$198.52	\$198.52	\$198.52		
			Total DUs:	\$0.00	\$24,307.17	\$24,307.17	\$24,307.17		
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Computer Hardware Step Up Tools	1475		\$1,068.97	\$1,068.97	\$1,068.97	\$1,068.97			
		Total NDE:	\$0.00	\$40.73	\$40.73	\$40.73			
		Total NDE:	\$1,068.97	\$1,109.70	\$1,109.70	\$1,109.70			
<b>Total, O'Brien Towers</b>		Project Total:	\$12,071.57	\$58,321.96	\$58,321.96	\$58,321.96			

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No) No Replacement Housing Factor Grant No:				2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>MA0200006 Drohan Apartments</b>	<b>Site:</b> Landscaping/Site Improvements	1450		\$6,275.80	\$8,466.31	\$8,466.31	\$8,466.31	Step Up
			Total Site:	\$6,275.80	\$8,466.31	\$8,466.31	\$8,466.31	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Reasonable Accommodations	1460		\$0.00	\$28.96	\$28.96	\$28.96	
			Total DUs:	\$0.00	\$28.96	\$28.96	\$28.96	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> Computer Hardware Step Up Tools	1475		\$155.97 \$0.00	\$155.97 \$5.94	\$155.97 \$5.94	\$155.97 \$5.94		
		Total NDE:	\$155.97	\$161.91	\$161.91	\$161.91		
<b>Total, Drohan</b>			<b>Project Total:</b>	<b>\$6,431.77</b>	<b>\$8,657.18</b>	<b>\$8,657.18</b>	<b>\$8,657.18</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Quincy Housing Authority		Capital Fund Program Grant No. MA06P020501-06 CFFP (Yes/No) No Replacement Housing Factor Grant No:				2006		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide Homes	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Maintenance Equipment Replacement	1475		\$5,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$5,000.00	\$0.00	\$0.00	\$0.00		
<b>Total</b>	<b>0</b>		<b>Project Total:</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Quincy Housing Authority					Federal FY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	07/18/08		07/18/10	06/30/09	
AMP 1	07/18/08		07/18/10	06/30/09	
AMP2	07/18/08		07/18/10	06/30/09	
AMP4	07/18/08		07/18/10	06/30/09	
AMP6	07/18/08		07/18/10	06/30/09	

<sup>1</sup>Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Appendix 8

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FY 2004 Capital Fund Financing Program (BOND) Performance and  
Evaluation Report

File: MA020a08

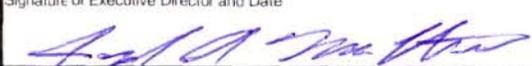
**Annual Statement /  
Performance and Evaluation Report**

**Part I: Summary**

**Capital Funds Financing Program Program (CFFP) Loan Funds**

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

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

HA Name		Capital Funds Project Number		FFY of Approval	
QUINCY HOUSING AUTHORITY		CFFP Financing Proceeds		2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision # 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ended March 31, 2010 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$306,930	\$306,930	\$306,930	\$306,930
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$64,811	\$64,811	\$64,811	\$64,811
10	1460 Dwelling Structures	\$2,942,871	\$3,149,712	\$3,149,712	\$3,149,712
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$11,394	\$11,394	\$11,394	\$11,394
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19a	1501 Collateralization / Debt Service (Capitalized Interest & Liquidity Acc't Deposit)	\$301,061	\$301,061	\$301,061	\$301,061
19b	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$3,627,066.00	\$3,833,906.74	\$3,833,906.74	\$3,833,906.74
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date  4/22/10		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

<sup>1</sup> Bond proceeds have been increased by \$206,840.74 which is reflective of the investment earnings received since the inception of the construction fund.

Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages

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

Capital Funds Program: Proposed Loan Funds

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

Development Number / Name HA - Wide Disasters/Emergencies	General Description of Major Work Categories [X] Revised Annual Statement/Revision Number # 2	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised <sup>1</sup>	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<u>406 Operations</u>	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>408 Management Improvements</u>	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>410 Administration</u>	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>411 Audits</u>	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>415 Liquidated Damages</u>	1415		\$0.00	\$0.00	\$0.00	\$0.00	
MA0200001	<u>430 Fees and Cost</u>	1430						
	Clerk of Works			\$120,382.50	\$120,382.50	\$120,382.50	\$120,382.50	
	Proportionate Share of Costs of Issuance			\$186,547.00	\$186,547.00	\$186,547.00	\$186,547.00	
	Total 1430			\$306,929.50	\$306,929.50	\$306,929.50	\$306,929.50	
PHA Wide	<u>1440 SITE ACQUISITION</u>	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1490 REPLACEMENT RESERVE</u>	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1499 MOD USED FOR DEVELOPMENT</u>	1499		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1501 COLLATERALIZATION/DEBT SERV</u>	1501						
	Capitalized Interest			\$0.00	\$0.00	\$0.00	\$0.00	
	Liquidity Account Deposit			\$301,061.00	\$301,061.00	\$301,061.00	\$301,061.00	
	Total 1501			\$301,061.00	\$301,061.00	\$301,061.00	\$301,061.00	
	SUBTOTAL			\$607,990.50	\$607,990.50	\$607,990.50	\$607,990.50	

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Annual Statement /  
Performance and Evaluation Report

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

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

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

Development Number / Name HA - Wide Disturbances/Emergencies	General Description of Major Work Categories [X] Revised Annual Statement/Revision Number # 2	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised <sup>1</sup>	Funds Obligated (2)	Funds Expended (2)	
MA0200001	<b>Riverview Family Housing -- 24 Buildings</b>							
	<b>1450 Site Improvements</b>	1450						
	Building Perimeter Finish Grading, Lawns, Planting			\$64,810.62	\$64,810.62	\$64,810.62	\$64,810.62	includes site prep for siding
	Paved Areas, Walks-Parking			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1450</b>			<b>\$64,810.62</b>	<b>\$64,810.62</b>	<b>\$64,810.62</b>	<b>\$64,810.62</b>	
	<b>1460 Dwelling Structure</b>	1460						
	Remove and Dispose of Existing Siding		#####	\$118,753.30	\$123,753.30	\$123,753.30	\$123,753.30	
	Remove and Dispose of Existing Roofing		#####	\$72,576.00	\$129,960.00	\$129,960.00	\$129,960.00	
	Repair or Replace Roof and Sidewall Sheathing		-37118	\$44,688.00	\$74,480.00	\$74,480.00	\$74,480.00	
	Roof, Drip, Ridge, Wrap, Insul			\$492,664.46	\$492,664.46	\$492,664.46	\$492,664.46	
	Repair or Repoint Chimneys			\$36,912.00	\$58,500.00	\$58,500.00	\$58,500.00	
	Repair or Replace Rotted Sills			\$25,360.00	\$65,360.00	\$65,360.00	\$65,360.00	
	Replace Exterior Doors as Needed			\$24,400.00	\$31,600.00	\$31,600.00	\$31,600.00	
	Install New Siding			\$1,363,873.32	\$1,363,873.32	\$1,363,873.32	\$1,363,873.32	
	Bend and Install Metal Trim Coverage			\$749,164.00	\$759,164.00	\$759,164.00	\$759,164.00	
	Install Cable and Utility Cabinet			\$14,480.00	\$50,356.74	\$50,356.74	\$50,356.74	
	<b>Total 1460</b>			<b>\$2,942,871.08</b>	<b>\$3,149,711.82</b>	<b>\$3,149,711.82</b>	<b>\$3,149,711.82</b>	
	<b>1465 Dwelling Equipment</b>	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1470 Non-Dwelling Structures</b>	1470						
	Office and Storage Trailers			\$11,393.80	\$11,393.80	\$11,393.80	\$11,393.80	
	<b>Total 1470</b>			<b>\$11,393.80</b>	<b>\$11,393.80</b>	<b>\$11,393.80</b>	<b>\$11,393.80</b>	
	<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1485 DEMOLITION COSTS</b>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1495 RELOCATION COST</b>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1502 CONTINGENCY</b>	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total Cost for Riverview Family Housing</b>			<b>\$3,627,066.00</b>	<b>\$3,833,906.74</b>	<b>\$3,833,906.74</b>	<b>\$3,833,906.74</b>	

<sup>1</sup>Bond proceeds have been increased by \$206,840.74 which is reflective of the investment earnings received since the inception of the construction fund.

**Annual Statement /  
Performance and Evaluation Report**

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

**Part III: Implementation Schedule**  
Capital Fund Program: Proposed Loan Funds

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name [X] Revised Annual Statement/Revision Number # 2 Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide MA02000001	07/01/07 07/01/07		N/A 01/12/06	07/01/10 07/01/10		N/A 1/5/2010 1/5/2010	

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

 2/22/10

Appendix 9

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QHA Non-Smoking Policy

File: MA020a09

# POLICY ON SMOKING IN OR ON PROPERTY OF THE QUINCY HOUSING AUTHORITY

## **I. Current Law / Lease:**

- M.G.L. c 270 Section 22 prohibits smoking in “Public Buildings.”
- Excepted from this prohibition are “private residences.”
- Smoking in unit with home oxygen is prohibited based upon endangerment to fellow residents and building.

## **II. Application of Law to QHA property:**

- No smoking in all common areas of the building including: halls, elevators stairways, enclosed entry ways, balconies, storage areas, and community rooms.
- No smoking in QHA offices.
- No Smoking in apartments using home oxygen.
- Smoking permitted in apartments (apartments do not include balconies, nor common entryway or basement areas in Family Buildings).
- Smoking permitted on grounds including open entry ways.

## **III. Proposed Policy:**

### **A. In Apartments**

1. Continue current policy as in I. and II. above with the following exception:
  - Authorize residents in a defined area (e.g., wing, floor) of a development to petition the QHA to ban smoking in that defined area. Such petition must be supported by 100% of the residents in that defined area.

### **B. On QHA Grounds**

1. Continue current policy as in I. and II. above with the following exceptions:
  - Authorize the Resident Council for each respective development by majority vote of the Board to petition the QHA to ban smoking in defined areas (e.g., open entryways, other defined exterior locations) of the property.

Appendix 10

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QHA Responses to RAB and Public Hearing Comments

File: MA020a10

QUINCY HOUSING AUTHORITY  
RESPONSES TO RAB AND PUBLIC HEARING COMMENTS ON THE  
FY 2010 ANNUAL AND FIVE-YEAR AGENCY PLAN

*[About 10-12 RAB members attended 4 review sessions with the QHA and its consultant. Some of the RAB members were also in attendance at the Public Hearing and Board Meeting. While most of the RAB members were public housing residents, there were 4 Section 8 participants—1 homeowner, 1 resident occupying a project-based unit and 2 regular voucher holders. The participation by Section 8 participants was a direct result of the extensive outreach by the QHA to these residents. Although there was lively discussion during the 4 RAB meetings, most having to do with the non-smoking policy, there were only two comments raised that required a response.]*

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**COMMENT #1:** As part of the QHA's Non-Smoking policy, both the RAB and commenters at the Public Hearing underscored the need for non-smoking where oxygen use was present whether in apartments or in entryways to buildings.

**QHA RESPONSE #1:** The QHA agrees that smoking is not permitted in any residential unit where oxygen is in use. Under state law, smoking is prohibited in all other areas of QHA buildings. QHA in cooperation with the Resident Councils of each building will designate non – smoking areas in areas outside of the buildings, including the exterior of entryways.

**COMMENT #2:** One RAB member submitted a written comment urging that the QHA continue the FSS and homeownership type programs despite reductions or losses of funding.

**QHA RESPONSE #2:** The QHA agrees that these programs are beneficial and will, within reason and within funding availability, continue them.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY



**Voluntary Compliance Agreement**

Under

SECTION 504 OF THE REHABILITATION ACT OF 1973

Concerning

QUINCY (MA) HOUSING AUTHORITY

Review Number: 01-04-R003-4  
(Section 504)

Prepared by: John A. Geiss, Equal Opportunity Specialist

VOLUNTARY COMPLIANCE AGREEMENT  
(Section 504, Rehabilitation Act of 1973, Review # 01-04-R003-4)

I.  
INTRODUCTION

The United States Department of Housing and Urban Development (hereinafter “the Department”) enforces compliance with Section 504 of the Rehabilitation Act of 1973, as amended [42 U.S.C. 794], which prohibits disability-based discrimination in the provision of housing and housing-related programs and activities by federally-assisted housing providers, as well as Title VI of the Civil Rights Act of 1964 [42 U.S.C. 2000d], which prohibits discrimination on the basis of race, color, or national origin in the provision of such programs and activities. The Quincy Housing Authority (hereinafter “Recipient” or “QHA”) is a recipient of Federal financial assistance within the meaning of Section 504 and Title VI.

During fiscal year 2004 the Department, under the authority of applicable implementing regulations, conducted a compliance review of QHA’s federally-funded program, and assigned the following file numbers: 01-04-R003-4 (Section 504), and 01-04-R003-6 (Title VI). In response to written request by HUD’s Office of Fair Housing and Equal Opportunity (FHEO), QHA produced and submitted documents, materials and other information. In addition, FHEO conducted a physical site assessment of various QHA properties that were identified by it as being handicapped-accessible (“QHA-acknowledged accessible units”).

**NOTE: This Voluntary Compliance Agreement relates only to that portion of the subject compliance review dealing with Section 504 (# 01-04-R003-4). That portion of the review undertaken with reference to Title VI was the subject of a separate compliance agreement dated June 21, 2004.**

II  
PREAMBLE

Information relative to Quincy Housing Authority housing inventory, including, but not limited to, data gathered during the course of HUD’s on-site activities, reveal the following, as of mid-2004:<sup>1</sup>

1. A description of QHA’s federally-assisted inventory is as follows:

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<sup>1</sup> All numerical and/or percentage allocations and references contained in this Agreement are consistent with standards for the design, construction, and alteration of buildings contained in the “Uniform Federal Accessibility Standards,” adopted by HUD effective October 4, 1984.

Development	# units	# accessible Units	# of Ts w/disabilities
Riverview (Family)	180	9 (5%)	50
Pagano Towers (Elderly)	156	4 (2.5%)	52
O'Brien (Elderly)	275	10 (3.6%)	55
Drohan (Elderly)	40	10 (25%)	12
Totals:	<u>651</u>	<u>33 (5%)</u>	<u>169</u>

2. The number of QHA-acknowledged handicapped-accessible dwelling units in its federally-assisted housing is thirty-three (33), which is five percent (5.0 %) of its six hundred fifty-one (651) unit federally-assisted inventory.

3. Parking spaces are allocated and designated as follows in the QHA multi-family developments:

	<u>Units</u>	<u>Tot. Res. Spcs</u>	<u>H/C Spcs</u>
Pagano Towers (Elderly)	156	59	12 (20.3 %)
O'Brien (Elderly)	275	78	11 (14.1 %)
Drohan (Elderly)	40	37	9 (24.3 %)

Handicapped-designated parking in the multi-family developments is consistent with the two percent (2%) standard found in Uniform Federal Accessibility Standards.

4. All of the thirty-three QHA-acknowledged handicapped-accessible units are currently occupied by persons who are in need of handicapped-accessible features.

5. There were no federally-assisted dwelling units constructed by QHA after July 11, 1988.

6. Following a July, 1992 Section 504 Compliance Study of QHA facilities and programs conducted by B.C. Stewart and Associates and The Access Group, QHA undertook alterations to existing housing, in accordance with a transition plan, with the objective of making certain of its dwelling units accessible to and usable by individuals with handicaps. These alterations were not made in a manner such that, when completed, the subject units were accessible to and usable by individuals with handicaps, as measured by the performance standards contained in UFAS.

7. The Department concluded its compliance review activities in or around August, 2004. On 8-26-04 HUD issued a non-compliance letter of findings with respect to the Program Accessibility provisions of the Section 504 implementing regulations. Specifically, the Department found that alterations to certain existing QHA-owned public housing undertaken after July, 1992 did not comply with the performance standards contained in UFAS, and thereby “places the Recipient in non-compliance with the accessibility standards of Section 504.”

8. Subsequent to the issuance of the subject non-compliance letter, the Recipient obtained the services of Nault Architects, Inc. (71 Hope Ave., Worcester, MA) to assist it with a re-evaluation of the compliance issues associated with HUD’s Section 504 review. The end product of Nault’s effort was a 6-6-06 draft report captioned “Section 504 Compliance Survey,” which evaluated and made remedial recommendations regarding the non-compliant items specifically cited by HUD in its 2004 review; according to the introduction, “a comprehensive survey of complete buildings and sites was not performed.” A copy of the executive summary, identifying developments and providing cost estimates, is attached hereto as Exhibit “A.”<sup>2</sup> It was recommended that QHA proceed with physical improvements under a multi-category course of action, each category focusing on the relative feasibility of work to be done.

Recipient and the Department agree that it is in their respective interests to voluntarily settle and resolve this matter, and thereby remove the potential for evidentiary hearings or other judicial processes. Accordingly, the parties hereto enter into and consent to the terms of this Voluntary Compliance Agreement (hereinafter “Agreement” or “VCA”).

The program accessibility provisions of this agreement are based on the Department’s Section 504 implementing regulations— found at Title 24, Code of Regulations, Part 8, as well as related Notices, Letters, and guidance issued by HUD’s Office of Public and Indian Housing (PIH).

### III. GENERAL PROVISIONS

A. This agreement does not constitute an admission by Recipient Quincy Housing Authority of any violation of Section 504 of the Rehabilitation Act of 1973.

B. This Agreement applies to all federally funded projects, related facilities, and programs or activities that QHA owns, controls, operates or sponsors, as well as QHA’s administration of the Housing Choice Voucher Program.

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<sup>2</sup> The total number of QHA-acknowledged handicapped accessible units is **thirty-three (33)**. The compliance review inspected a representative sample of these units: 2 each at the O’Brien (#128, 228), Pagano Towers (#310, #510), Drohan (#104, #110), and Riverview (78, 100 Doan St.) developments, for a total of **eight (8)**. The Nault Architects re-evaluation and recommendations, apart from public and common areas, included only to the foregoing eight (8) individual units, specifically disclaiming any broader scope in that regard.

C. This Agreement shall be binding on all of the officers, trustees, directors, agents, employees, and successors or assigns of QHA and the Department. This Agreement shall remain in effect until QHA has satisfactorily completed the provisions set forth herein.

D. This Agreement does not increase or diminish the ability of any person or class of persons to exercise their rights under Section 504, the Americans with Disabilities Act, the Architectural Barriers Act, the Fair Housing Act, or Section 109 of Title I of the Housing and Community Development Act of 1974. This Agreement does not create any private right of action for any person or class of persons not a party hereto.

E. This agreement does not affect the ability of the Department or QHA to take action under appropriate statutory or regulatory authorities unrelated to the specific issues covered herein.

F. Upon execution, this Voluntary Compliance Agreement becomes a public document. A copy of this Agreement shall be made available to any person for their review in accordance with law.

G. QHA shall provide a copy of reporting data it generates in connection with activities undertaken relative to compliance with this VCA to any person upon request, in accordance with QHA's Freedom of Information Act and Privacy Act procedures, except that no individual or organization shall be charged any amount for the data nor will any part of the reports be considered privileged material. In no event, however, will public disclosure include personally identifiable information regarding applicants or residents.

H. This Agreement is the controlling document concerning QHA compliance with the requirements thereof, without regard to any prior Department guidance, waivers, administrative decisions, letters, opinions, or similar guidance regarding QHA's obligations, responsibilities, or technical requirements under Section 504, the Americans with Disabilities Act, the Architectural Barriers Act, the Fair Housing Act, or Section 109 of Title I of the Housing and Community Development Act of 1974.

I. This Agreement does not supersede or in any manner change the rights, obligations, and responsibilities of the parties under any and all court orders, or settlements of other controversies involving compliance with civil rights laws.

J. This Agreement does not affect any requirement for QHA to comply with all requirements of Title VI, Section 504 and the Fair Housing Act not addressed in this Agreement.

K. The effective date of this Agreement is the date of the last signature entered thereon.

Section 504

With respect to any housing, facilities, services, financial aid, or other benefits in federally funded housing programs, Section 504 obligates a Recipient:

a. To refrain from any acts that have the purpose or the effect of subjecting qualified disabled persons to discrimination solely on the basis of disability, including:

- denying a qualified individual with a disability the opportunity to participate in, or benefit from, housing, aid, benefits, or service;
- failing to afford a qualified individual with a disability the opportunity for equal participation and benefits;
- failing to provide a qualified individual with a disability a program or service that affords equal opportunity to benefit;
- providing different or separate housing, aid, benefits, or services on the basis of disability when there is no necessity to do so;
- providing significant assistance to an agency, organization, or person that discriminates on the basis of disability in any aspect of a federally-assisted activity;
- denying a dwelling to an otherwise qualified applicant because of a disability that he/she may have;
- limiting in any other manner a qualified individual with a disability in the enjoyment of any right, privilege, advantage, or opportunity afforded to others; and
- providing programs or services to qualified individuals with a disability in settings that are unnecessarily separate or segregated.

[24 C.F.R. §8.4]

#### Reasonable Accommodation

b. To reasonably accommodate a known physical or mental limitations of an otherwise qualified applicant with a disability unless Recipient can demonstrate that the accommodation would impose an undue financial or administrative burden or result in a fundamental alteration of the housing program. [24 C.F.R. §8.11 and §8.33]

### IV. SPECIFIC PROVISIONS

The Quincy Housing Authority shall take the following actions with respect to the properties and program areas indicated:

#### **A. Undertake the following changes to its physical facilities:**

(1) Undertake remedial work to the QHA central business office at 80 Clay St., Quincy, as well as any other areas that are part of or service its public housing;

(2) Undertake site, building exterior, building entrance, and interior common area improvements to QHA's federally-assisted housing inventory;

(3) Rehabilitate existing BHA-acknowledged handicapped-accessible dwelling units in QHA's federally-assisted housing inventory.

The forgoing remedial, improvement and rehabilitation work is to be done in a manner so as to achieve compliance with applicable performance standards as set forth in the Uniform Federal Accessibility Standards (UFAS), and shall be completed by **December 31, 2012**.

- B. Prepare Transition Plan.** With respect to implementation of the requirements set forth above, within ninety (90) days of the effective date of this Agreement QHA will prepare a Transition Plan for federally assisted units in accordance with 24 CFR Part 8.
- C. Conduct a Self-Assessment.** Within sixty (60) days of the effective date of this Agreement, QHA will conduct a self-assessment of its housing programs in accordance with 24 C.F.R. § 8.25. At a minimum, the assessment must determine the number of disabled individuals in the QHA's eligible population and determine what barriers exist for persons with disabilities (in addition to an insufficient number of accessible units in its low-rent public housing programs). If the needs assessment reveals a need for services for disabled residents, the Transition Plan should detail and provide for the implementation of those services.
- D. Effect of Failure to Achieve QHA Obligations.** The purpose of this agreement is to bring the QHA into compliance with applicable statutes. In the event that any of the goals enumerated in this agreement are not met in a timely manner, QHA will promptly notify HUD of such failure, the cause thereof, and projected completion date. HUD may at that time extend the timeframes in order to achieve the goals of this agreement, or may, in its discretion, find QHA in non-compliance if insufficient progress has not been made, or if QHA's projected completion dates are insufficient to achieve the goals of the agreement or for any other reason related to compliance. Failure to notify HUD promptly, without good cause, will result in a finding of noncompliance.

## V. MONITORING PROVISIONS

1. Recipient Quincy Housing Authority agrees that the Department may monitor compliance with this Agreement. The Department may require written reports concerning compliance; may inspect premises owned, leased, managed, or assisted by Recipient; may interview witnesses, including Recipient's staff; and may examine and copy documents. Recipient assures its full cooperation in any monitoring review undertaken by the Department to ensure compliance with this Agreement.

2. HUD will determine whether Recipient has complied with the terms of this

Voluntary Compliance Agreement.

3. HUD may amend this Agreement if the Department determines that it is in the best interests of the parties.

4. In the event that the Recipient fails to comply in a timely fashion with any requirement of this Agreement without obtaining advance written agreement from the Department, it may enforce the terms of this Agreement by any available contractual, statutory, or regulatory remedy.

5. Failure by HUD to enforce this entire Agreement or any provision in the Agreement with regard to any deadline or any other provision herein shall not be construed as a waiver of its right to do so with regard to other deadlines and provisions of this Agreement. Furthermore, HUD's failure to enforce this entire Agreement or any provision thereof shall not be construed as a waiver of any obligation of the Recipient under this Agreement.

VI.  
REPORTING REQUIREMENTS

Within ninety (90) days of the signing of this Agreement, Recipient Quincy Housing Authority shall submit to the Department documentation substantiating that it has performed, or is in the process of performing, the actions required under this agreement. As to required actions not yet completed, it shall provide a status report. QHA shall continue to provide status reports thereafter on a semi-annual basis until it certifies that all tasks have been completed.

The required reports and documentation of compliance must be submitted to:

Office of Fair Housing & Equal Opportunity  
U.S. Department of Housing & Urban Development  
10 Causeway Street  
Room 321  
Boston, MA 02222

VII.  
RETALIATORY ACTS PROHIBITED

Recipient Quincy Housing Authority shall not intimidate, threaten, coerce, or discriminate against any person for the purpose of interfering with any right or privilege secured by Section 504, or because he or she had made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing under Section 504 Regulations.

VIII.  
FAILURE TO CARRY OUT THE TERMS OF THIS AGREEMENT

Failure to carry out the terms of the Agreement may result in the suspension or termination of or refusal to grant or to continue Federal financial assistance, or other actions authorized by law. The Department will not undertake any such action in a manner that would interfere with a Recipient's rights to due process.

Effect Of Non-Compliance With This Agreement

The parties intend to resolve any disputes with respect to non-compliance with this Agreement in a timely and efficient manner. The Department may take any of the following actions in the event of non-compliance, unless specifically noted otherwise in this Agreement.

- 1) Any act or omission that violates the terms of this Agreement may serve as grounds for the Department imposing debarment, suspension, or limited denial of participation, to the extent authorized and allowed under 24 C.F.R. Pt. 24.
- 2) Any act or omission that violates the terms of this Agreement may serve as grounds for the Department declaring a breach of the annual contributions contract (ACC) with respect to some or all of BHA's functions.
- 3) Any act or omission that violates the terms of this Agreement may serve as grounds for the Department to withhold some or all of BHA's Capital Fund Program funding. 24 C.F.R. § 968.335.
- 4) Any act or omission that violates the terms of this Agreement may serve as grounds for the Department to deny CHA "high-performer" status. 24 C.F.R. § 901.115.
- 5) Any act or omission that violates the terms of this Agreement may serve as grounds for the United States to seek specific performance of any or all of the provisions of this Agreement in federal court.

**SIGNATURES: These signatures attest to the approval and acceptance of this Voluntary Compliance Agreement:**

For the Recipient: \_\_\_\_\_  
Joseph MacRitchie  
Executive Director  
Quincy Housing Authority

Dated: \_\_\_\_\_

Quincy Housing Authority  
Review # 01-04-R003-4

For the Department: \_\_\_\_\_  
Marcella O. Brown  
Region 1 FHEO Director

Dated: \_\_\_\_\_