



Quincy Housing Authority, Quincy, MA  
FY 2011 Annual Public Housing Agency Plan

September 9, 2011

<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>07/2011</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 type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> <b>Annual Plan Only</b> <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. <u><b>N/A</b></u>				
<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: <u><b>N/A</b></u>				
<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. <u><b>N/A</b></u>				

<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  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.  <p style="text-align: center;"><b>During FY 2011, the QHA does not plan any modifications to either its Public Housing Admissions and Continued Occupancy Policy (ACOP) or Section 8 Administrative Plan.</b></p>
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<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  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 style="text-align: center;"><b>Information regarding the QHA's 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 style="padding-left: 40px;"><b>3. 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 2011 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 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 style="padding-left: 40px;"><b>4. 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 2011, the QHA will be refining its Section 3 Plan for residents and businesses.</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 style="padding-left: 40px;"><b>5. 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 2011, 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 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 style="padding-left: 40px;"><b>6. 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 during FY 2011 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 QHA has recently applied for the following HUD grants: (1) Public Housing Family Self-Sufficiency; (2) Housing Choice Voucher Family Self-Sufficiency; and (3) ROSS Service Coordinator.</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. The QHA has executed a license agreement authorizing the Quincy Police Department to strategically place security cameras on QHA property, supplementing its own security cameras. Additionally, the QHA Executive Director serves on the City of Quincy Community Oriented Policing and Problem Solving Commission.</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 2011, 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 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><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 2011 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, 2009, are on file and available for review. The FY 2010 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 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 has 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, 2009, 2010 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 2011, 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. Riverview, 15A Bicknell St., Quincy</b></li> <li><b>3. Pagnano Towers, 109 Curtis Avenue, Quincy</b></li> <li><b>4. O'Brien Towers, 73 Bicknell St., Quincy</b></li> <li><b>5. Drohan Apartments, 170 Copeland St., Quincy</b></li> </ol>
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<b>7.0</b>	<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>  <b>The QHA continues to work with the City on the disposition of land on which the City of Quincy Fire Station is located.</b></p>
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<b>8.0</b>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
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<b>8.1</b>	<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 2011 Capital Fund Program Annual Statement Form HUD-50075.1 is attached as Appendix 1 (Electronic File “MA020a01”).</b></p>
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<b>8.2</b>	<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 2011-2015 Capital Fund Program Five-Year Action Plan HUD-50075.2 is attached as Appendix 2 (Electronic File “MA020a02”).</b></p>
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<b>8.3</b>	<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 3 (Electronic File “MA020a03”).</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.

**Once the 2010 Census Data is fully available and the City has incorporated it into its new Five-Year Consolidated Plan, the QHA will update the housing needs accordingly. In the meantime, excerpts from the City's Consolidated Plan and the City of Quincy's Planning & Community Development Department (Full 174 page Plan is available in PDF) are provided as follows:**

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 than 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 Consolidated Plan and the City of Quincy's Planning & Community Development Department (continued):**

**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 difficult 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 levers. 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.

**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 22, 2011, and determined the following:

There are presently 1,714 applicants on the Elderly/Disabled federal public housing waiting list. Of this number 684 are elderly, 567 are near elderly, and the remaining 463 are disabled.

Of the 1,714 applicants on this waiting list, 1020 are white, 58 Hispanic, 150 Black, 12 American Indian and 474 Asian.

1531 applicants on this waiting list have an annual income which is at or below 30% of the median income. This is 89.32% of the total waiting list. Another 145 are at or below 50% of the median income, reflecting 8.45% of the total waiting list. The remaining 2.23% 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 389 applicants on the family federal public housing waiting list.

Of the 389 applicants on this waiting list, 106 are white, 71 Hispanic, 92 black, 4 American Indian and 116 Asian.

351 applicants on this waiting list have an annual income which is at or below 30% of the median income. This is 90.23% of the total waiting list. Another 36 are at or below 50% of the median income, reflecting 9.25% of the total waiting list. The remaining .52% are at 80%.

The bedroom breakdown is as follows:

1 bedroom	55 applicants
2 bedroom	253 applicants
3 bedroom	80 applicants
4 bedroom	1 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
- Maintain current turnover time for vacated public housing units
- Maintain current 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 seventh year in a row.**
- (2) Achieved a SEMAP score of 100.**
- (3) Creation of fully accessible parking area at Drohan Apartments.**
- (4) Continuing to achieve results with the Homeownership and FSS Programs.**
- (5) Continue to implement and refine practices and procedures relating to Asset Based Management.**
- (6) Continuing to insure that the existing Physical Needs Assessment of all properties complies with HUD's requirements.**

(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.**

<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 2011 Capital Fund Program Annual Statement Form HUD-50075.1	<i>MA020a01</i>
2	FY 2011-2015 Capital Fund Program Five-Year Action Plan Form HUD-50075.2	<i>MA020a02</i>
3	FY 2010 Capital Fund Program Performance and Evaluation Report	<i>MA020a03</i>
4	FY 2009 Capital Fund Program STIMULUS Performance and Evaluation Report	<i>MA020a04</i>
5	FY 2009 Capital Fund Program REGULAR Performance and Evaluation Report	<i>MA020a05</i>
6	FY 2008 Capital Fund Program Performance and Evaluation Report	<i>MA020a06</i>
7	Capital Fund Financing Program (CFFP) BOND Performance and Evaluation Report	<i>MA020a07</i>
8	Update on Section 504 VCA Progress	<i>MA020a08</i>
9	QHA Response to RAB and Public Hearing Comments	<i>MA020a09</i>

Appendix 1

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FY 2011 Capital Fund Program Annual Statement Form HUD-50075.1

File: MA020a01

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

**Part I: Summary**

**PHA Name:**  
 Quincy Housing Authority  
 80 Clay Street  
 Quincy, MA 02170

**Grant Type and Number**  
 Capital Fund Program Grant No: MA06P020501-11  
 Replacement Housing Factor Grant No: NO  
 Date of CFPP: NA

**FFY of Grant: 2011**  
**FFY of Grant Approval: 2011**

**Type of Grant**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 2)  
 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>				
3	1408 Management Improvements	29,250	18,000		
4	1410 Administration (may not exceed 10% of line 20)	94,425	94,425		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	27,300	8,550		
10	1460 Dwelling Structures	336,077	366,077		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,375	25,375		
13	1475 Non-dwelling Equipment	68,570	68,570		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	288,258	288,258		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	944,255	944,255		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	279,642	275,002		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 9/8/11		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, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

**Part II: Supporting Pages**

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P020501-11 CFPP (Yes/ No): NO Replacement Housing Factor Grant No: NA			Federal FFY of Grant: 2011		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			
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 1	Management Improvements	1408		5,000	5,000			
AMP 1	Computer School (Residents)	1408		5,000	0			
AMP 2	Management Improvements	1408		5,000	5,000			
AMP 2	Computer School (Residents)	1408		2,500	0			
AMP 4	Management Improvements	1408		5,000	5,000			
AMP 4	Computer School (Residents)	1408		2,500	0			
AMP 6	Management Improvements	1408		1,250	3,000			
AMP 6	Computer School (Residents)	1408		3,000	0			
HA Wide	Administrative Salaries	1410		94,425	94,425			
AMP 1	Debt Service	9000		288,258	288,258			
AMP 1	Architects/Engineers	1430		25,000	25,000			
AMP 2	Architects/Engineers	1430		10,000	10,000			
AMP 4	Architects/Engineers	1430		25,000	25,000			
AMP 6	Architects/Engineers	1430		15,000	15,000			
AMP 1	Landscape/Site Improvements	1450		-	-			
AMP 2	Landscape/Site Improvements	1450		-	-			
AMP 4	Landscape/Site Improvements	1450	86	27,300	8,550			504 Compliance
AMP 6	Landscape/Site Improvements	1450		-	-			
AMP 1	Heating System Replacement	1460		-	-			
AMP 1	Roof Replacement	1460		-	-			
AMP 1	Basement Drainage	1460		-	-			
AMP 1	Reasonable Accommodations	1460		1,000	1,000			504 Compliance
AMP 1	504 Compliance/Unit Remodeling	1460	2	15,347	15,347			504 Compliance
AMP 1	Electrical/Plumbing Upgrades	1460		-	-			

<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 CFPP Grants for operations.

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



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

**Part II: Supporting Pages**

PHA Name: Quincy Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P020501-11 CFPP (Yes/No): NO Replacement Housing Factor Grant No: NA	Federal FFY of Grant: 2011
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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>	
AMP 1	Kitchen Remodeling	1460		-	-			
AMP 1	Asbestos Remediation	1460	Unknown	27,500	27,500			
AMP 2	Security System Upgrades	1460		-	-			
AMP 2	Reasonable Accommodations	1460	Unknown	2,000	2,000			504 Compliance
AMP 2	504 Compliance/Unit Remodeling	1460	1.81	49,434	49,434			504 Compliance
AMP 2	Asbestos Remediation	1460	Unknown	27,500	27,500			F/A Finish
AMP 4	Security System Upgrades	1460		-	-			
AMP 4	Windows/Patio Doors/Exterior	1460		-	-			
AMP 4	Selective Floor Replacement	1460		-	-			
AMP 4	Reasonable Accommodations	1460	Unknown	2,000	2,000			504 Compliance
AMP 4	504 Compliance/Unit Remodeling	1460	1.49	72,217	72,217			504 Compliance
AMP 4	Asbestos Remediation	1460	Unknown	70,000	70,000			F/A Finish
AMP 6	Security System Upgrades	1460		-	-			
AMP 6	Unit Floors	1460		-	-			
AMP 6	Reasonable Accommodations	1460		-	-			
AMP 6	504 Compliance/Unit Remodeling	1460	4.29	69,079	99,079			504 Compliance
AMP 1	Alternative Energy Products	1470		-	-			
AMP 1	504 Compliance/Common Areas	1470		-	-			Force Account
AMP 2	Alternative Energy Products	1470		-	-			
AMP 2	Roof Survey/LEED Investigation	1470		-	-			
AMP 2	504 Compliance/Common Areas	1470		-	-			Force Account
AMP 4	Alternative Energy Products	1470		-	-			
AMP 4	Roof Survey/LEED Investigation	1470		-	-			
AMP 4	504 Compliance/Common Areas	1470		-	-			Force Account
AMP 4	504 Compliance/Signage	1470	111.82	10,375	10,375			Force Account

<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 CFPP Grants for operations.

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





Appendix 2

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FY 2011-2015 Capital Fund Program Five-Year Action Plan Form  
HUD-50075.2

File: MA020a02

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 3/31/2014

**Part I: Summary**

QUINCY, MA 020		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 2
Development Number and Name MA-020	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
B. Physical Improvements Subtotal	438,222	438,222	451,072	462,072	467,272	
C. Management Improvements	21,500	21,500	9,000	21,500	21,500	
D. PHA-Wide Non-dwelling Structures and Equipment	28,250	28,250	12,000	45,341	217,272	
E. Administration	94,425	94,425	94,425	94,425	94,425	
F. Other Fees and costs	75,000	75,000	87,500	78,000	75,000	
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service	286,858	286,858	290,258	288,258	286,058	
K. Total CFP Funds	944,255	944,255	944,255	944,255	944,255	
L. Total Non-CFP Funds						
M. Grand Total						

(4/2008)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 3/31/2014

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013	
		Quantity	Estimated Cost	Quantity	Estimated Cost
See	HA Wide Reasonable Accommodations		-	HA Wide Reasonable Accommodations	-
Amended	HA Wide 504 Compliance		-	504 Compliance	-
Statement	HA Wide Maintenance Equipment		1,500	HA Wide Maintenance Equipment	-
	AMP 1 – Site Improvements		-	AMP 1 – Site Improvements	-
	AMP 2 – Site Improvements		-	AMP 2 – Site Improvements	-
	AMP 4 – Site Improvements (504)	1	5,000	AMP 4 – Site Improvements (504)	8,000
	AMP 6 – Site Improvements		-	AMP 6 – Site Improvements	-
	AMP 1 – Plumbing Electrical Service Upgrades		-	AMP 1 – Electrical Service Upgrades	-
	AMP 1 - Roofs		-	AMP 1 – Roofs	-
	AMP 1 – 504 Compliance/Unit Remodel	2.12	159,479	AMP 1 – 504 Compliance/Unit Remodel	236,276
	AMP 1 – HP Ramps (504)	1.25	50,000	AMP 1 – HP Ramps – see Unit Remodel	-
	AMP 1 – Kitchen MOD		-	AMP 1 – Kitchen MOD	-
	AMP 1 – Asbestos Remediation	Unknown	2,500	Unknown	10,000
	AMP 2 – Security System Upgrades		-	AMP 2 – Security Upgrades	-
	AMP 2 – 504 Compliance/Unit Remodel	37	10,000		-

(4/2008)

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 3/31/2014

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 2 – Asbestos Remediation	Unknown	12,500	AMP 2 – Asbestos Remediation	Unknown	15,000
	AMP 4 – Security System Upgrades		-	AMP 4 – Security Upgrades		-
	AMP 4 – Windows and Exterior Doors		-	AMP 4 – Windows and Exterior Doors		-
	AMP 4 – Asbestos Remediation	Unknown	40,000	AMP 4 – Asbestos Remediation	Unknown	40,306
	AMP 4 – 504 Compliance – Units	2.24	108,743	AMP 4 – 504 Compliance – Units	1.98	96,105
	AMP 4 – Selective Floor Replacement		-	AMP 4 – Selective Floor Replacement		-
	AMP 6 – Reasonable Accommodations		-	AMP 6 – Reasonable Accommodations		-
	AMP 6 – 504 Compliance/Units	2.16	50,000	AMP 6 – 504 Compliance/Units	1.97	45,385
	AMP 6 – Security System Upgrades		-	AMP 6 – Security Upgrades		-
	AMP 6 – Closet Doors, Shelving		-	AMP 6 – Closet Doors, Shelving		-
	AMP 6 – Selective Floor Replacement – Units		-	AMP 6 – Selective Floor Replacement – Units		-
	AMP 1 – Alternative Energy Projects		5,000	AMP 1 – Energy Conservation Measures		2,000
	AMP 2 – 504 Compliance/Common Areas		-	AMP 2 – 504 Compliance/Common Areas		-
	AMP 2 – Roof Survey/LEED Investigation		-	AMP 2 – Roof Survey/LEED Investigation		-
	AMP 2 – Energy Conservation Measures		2,000	AMP 2 – Energy Conservation Measures		2,000



(4/2008)

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013	
		Quantity	Estimated Cost	Quantity	Estimated Cost
	AMP 4 - Common Area Carpet		-	AMP 4 - Common Area Carpet	-
	AMP 4 - 504 Compliance/Common Areas		-	AMP 4 - 504 Compliance/Common Areas	-
	AMP 4 - 504 Compliance/Signage	53.89	5,000	AMP 4 - 504 Compliance/Signage	-
	AMP 4 - Roof Survey/Replacement/LEED Survey		-	AMP 4 - Roof Survey/Replacement/LEED Survey	-
	AMP 4 - Energy Conservation Measures		2,000	AMP 4 - Energy Conservation Measures	1,000
	AMP 6 - Alternative Energy Products		2,000	AMP 6 - Energy Conservation Measures	1,000
	AMP 6 - Roof Survey		5,000	AMP 6 - Roof Repair	-
	AMP 6 - 504 Compliance/Common Areas		-		-
	AMP 6 - Common Area Bathroom/Laundry Room		-		-
	AMP 6 - Trash Room Door		-		-
	HA Wide Maintenance Equipment		-		-
	AMP 1 - Computer Hardware		-	AMP 1 - Computer Hardware	1,000
	AMP 1 - Maintenance Equipment		-	AMP 1 - Maintenance Equipment	1,500
	AMP 2 - Computer Hardware		1,000	AMP 2 - Computer Hardware	-

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**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 2 – Maintenance Equipment		1,500	AMP 2 – Maintenance Equipment		1,500
	AMP 4 – Computer Hardware		1,000	AMP 4 – Computer Hardware		-
	AMP 4 – Maintenance Equipment		1,500	AMP 4 – Maintenance Equipment		1,500
	AMP 6 – Computer Hardware		250	AMP 6 – Computer Hardware		-
	AMP 6 – Maintenance Equipment		500	AMP 6 – Maintenance Equipment		500
	Subtotal of Estimated Cost		\$466,472	Subtotal of Estimated Cost		\$463,072

7-2-11



Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 4 – Security System Upgrades		-	AMP 4 – Security Upgrades		2,000
	AMP 4 – 504 Compliance/Unit Remodel	2.13	103,407	AMP 4 – 504 Compliance/Unit Remodel		-
	AMP 4 – Windows and Exterior Doors		-	AMP 4 – Windows and Exterior Doors		10,000
	AMP 4 – Asbestos Remediation	Unknown	45,266	AMP 4 – Asbestos Remediation		55,000
	AMP 4 – Selective Floor Replacement		-	AMP 4 – Selective Floor Replacement		10,000
	AMP 6 – Security System Upgrades		-	AMP 6 – Security Upgrades		1,000
	AMP 6 – Selective Floor Replacement		-	AMP 6 – Selective Floor Replacement		5,000
	AMP 6 – 504 Compliance/Unit Remodel	.93	21,500	AMP 6 – 504 Compliance/Unit Remodel		-
	AMP 1 – Energy Conservation Measures		1,250	AMP 1 – Energy Conservation Measures		2,000
	AMP 2 – Energy Conservation Measures		1,250	AMP 2 – Energy Conservation Measures		2,000
	AMP 4 – Energy Conservation Measures		1,000	AMP 4 – Energy Conservation Measures		1,000
	AMP 4 – Roof Repair or Replacement		-	AMP 4 – Roof Repair or Replacement		74,979
	AMP 6 – Energy Conservation Measures		683	AMP 6 – Energy Conservation Measures		-
	AMP 6 – Roof Survey/Repair		-	AMP 6 – Roof Survey/Repair		15,500

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**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 1 – Computer Hardware		-	AMP 1 – Computer Hardware	1,000	1,000
	AMP 1 – Maintenance Equipment		-	AMP 1 – Maintenance Equipment	1,500	1,500
	AMP 2 – Computer Hardware		-	AMP 2 – Computer Hardware	-	-
	AMP 2 – Maintenance Equipment		-	AMP 2 – Maintenance Equipment	1,500	1,500
	AMP 4 – Emergency Generator Replacement		-	AMP 4 – Emergency Generator Replacement	189,293	189,293
	AMP 4 – Computer Hardware		-	AMP 4 – Computer Hardware	-	-
	AMP 4 – Maintenance Equipment		-	AMP 4 – Maintenance Equipment	1,500	1,500
	AMP 6 – Computer Hardware		-	AMP 6 – Computer Hardware	-	-
	AMP 6 – Maintenance Equipment		-	AMP 6 – Maintenance Equipment	500	500
	Subtotal of Estimated Cost		462,072	Subtotal of Estimated Cost		467,272

TM





Appendix 3

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FY 2010 Capital Fund Program Performance and Evaluation Report

File: MA020a03

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

<b>Part I: Summary</b>	
PHA Name: Quincy Housing Authority 80 Clay Street Quincy, MA 02170	Grant Type and Number Capital Fund Program Grant No: MA06P020501-10 Replacement Housing Factor Grant No: NO Date of CFPP: NA
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: July 31, 2011       Revised Annual Statement (revision no: 4)  
 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>				
3	1408 Management Improvements	32,890.00	22,890.00		
4	1410 Administration (may not exceed 10% of line 20)	114,367.00	114,367.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	79,526.00	79,526.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	34,000.00	50,750.00		
10	1460 Dwelling Structures	426,432.00	426,432.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	83,000.00	78,000.00		
13	1475 Non-dwelling Equipment	84,000.00	82,250.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	289,458.00	289,458.00	289,458.00	67,229.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,143,673.00	1,143,673.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	423,172.00	465,182.00		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director:  Date: 9/8/11  
 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, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

Part II: Supporting Pages

PHA Name: Quincy Housing Authority  
 Grant Type and Number: Capital Fund Program Grant No: MA06P020501-10  
 CFFP (Yes/ No): NO  
 Replacement Housing Factor Grant No: N/A

Federal FFY of Grant: 2010

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	Resident Training Program	1408		10,000.00	0.00			AMP tbd
AMP 1	Management Consultants	1408		5,610.97	5,610.97			4,610.97 504
AMP 2	Management Consultants	1408		4,043.69	4,043.69			2,043.69 504
AMP 4	Management Consultants	1408		7,117.67	7,117.67			5,117.67 504
AMP 6	Management Consultants	1408		6,117.67	6,117.67			5,117.67 504
HA Wide	Administrative Salaries	1410		114,367.00	114,367.00			
AMP 1	Debt Service	9000		289,458.00	289,458.00	289,458.00	67,229.00	
AMP 1	Architects/Engineers	1430		26,500.00	26,500.00			
AMP 2	Architects/Engineers	1430		16,026.00	16,026.00			
AMP 4	Architects/Engineers	1430		27,000.00	27,000.00			
AMP 6	Architects/Engineers	1430		10,000.00	10,000.00			
AMP 1	Landscape/Site Improvements	1450	1	3,000.00	3,000.00			504 Compliance
AMP 2	Landscape/Site Improvements	1450	.67	10,000.00	10,000.00			504 Compliance
AMP 4	Landscape/Site Improvements	1450	.59	19,000.00	37,750.00			504 Compliance
AMP 6	Landscape/Site Improvements	1450		2,000.00	0.00			
AMP 1	Heating System Replacement	1460		0.00	0.00			
AMP 1	Basement Drainage	1460		0.00	0.00			
AMP 1	HP Ramps	1460	3.7	34,968.00	34,968.00			504 Compliance
AMP 1	504 Compliance	1460	1.27	95,260.00	95,260.00			504 Compliance
AMP 1	Asbestos Remediation	1460	Unknown	10,000.00	10,000.00			Finish F/A
AMP 1	Kitchen Remodeling	1460		0.00	0.00			
AMP 2	Security System Upgrades	1460		0.00	0.00			
AMP 2	Reasonable Accommodations	1460		2,000.00	2,000.00			504 Compliance
AMP 2	504 Compliance	1460	1.83	50,000.00	50,000.00			504 Compliance
AMP 2	Asbestos Remediation	1460	Unknown	30,000.00	30,000.00			F/A Finish
AMP 4	Security System Upgrades	1460						

<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.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

Part II: Supporting Pages

PHA Name: Quincy Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P020501-10 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: N/A		Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised <sup>1</sup>	Total Actual Cost Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
AMP 4	Windows/Patio Doors/Exterior	1460		0.00	0.00			
AMP 4	Selective Floor Replacement	1460		0.00	0.00			F/A
AMP 4	Reasonable Accommodations	1460		2,000.00	2,000.00			504 Compliance
AMP 4	504 Compliance (Kitchen/Bath)	1460	2.15	104,232.00	104,232.00			504 Compliance
AMP 4	Asbestos Remediation	1460		50,000.00	50,000.00			F/A Finish
AMP 4	Replace Dumpster Closers	1460	1	3,150.00	3,150.00			504 Compliance
AMP 6	Security System Upgrades	1460		0.00	0.00			
AMP 6	Unit Floors	1460		0.00	0.00			
AMP 6	Reasonable Accommodations	1460		0.00	0.00			504 Compliance
AMP 6	504 Compliance/Unit Remodeling	1460	.65	15,000.00	15,000.00			504 Compliance
AMP 6	Power Door Opener/HP Unit Remodel	1460	10	29,822.00	29,822.00			504 Compliance
AMP 1	Alternative Energy Products	1470		0.00	0.00			
AMP 1	504 Compliance/Common Areas	1470		0.00	0.00			
AMP 2	Alternative Energy Products	1470		0.00	0.00			
AMP 2	Roof Survey/LEED Investigation	1470		0.00	0.00			
AMP 2	504 Compliance/Common Areas	1470	1	5,675.00	5,675.00			504 Compliance
AMP 4	Alternative Energy Products	1470		0.00	0.00			
AMP 4	Roof Survey/LEED Investigation	1470		0.00	0.00			
AMP 4	504 Compliance/Signage	1470	208.29	19,325.00	19,325.00			504 Compliance
AMP 4	504 Compliance/Common Areas	1470	1	33,000.00	33,000.00			504 Compliance
AMP 4	Common Area Carpet	1470		0.00	0.00			
AMP 6	Alternative Energy Products	1470		0.00	0.00			
AMP 6	Common Area Floors	1470		5,000.00	0.00			
AMP 6	504 Compliance/Common Areas	1470	.5	15,000.00	15,000.00			504 Compliance
AMP 6	504 Compliance/Trash Room Door	1470	1	5,000.00	5,000.00			504 Compliance
AMP 1	Computer Hardware	1475		500.00	0.00			

<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.

5741





Appendix 4

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

File: MA020a04

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

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2009</b>
<b>PHA Name:</b> Quincy Housing Authority 80 Clay Street Quincy, MA 02170	<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S020501-09 Replacement Housing Factor Grant No: NO Date of CFFP: NA	<b>FFY of Grant Approval: 2009</b>

Line	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
			Revised <sup>2</sup>	Final Performance and Evaluation Report <sup>3</sup>		Expended	Date
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 20) <sup>4</sup>						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 20)	80,987.68	48,580.77	48,580.77	48,580.77	48,580.77	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	102,212.32	68,368.44	68,368.44	68,368.44	68,368.44	
8	1440 Site Acquisition						
9	1450 Site Improvement	236,676.00	260,858.00	260,858.00	260,858.00	260,858.00	
10	1460 Dwelling Structures	921,700.00	963,758.31	963,758.31	963,758.31	963,758.31	
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures	118,600.00	118,610.48	118,610.48	118,610.48	118,610.48	
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,460,176.00	1,460,176.00	1,460,176.00	1,460,176.00	1,460,176.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	153,500.00	153,500.00	153,500.00	153,500.00	153,500.00	
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
25	Amount of line 20 Related to Energy Conservation Measures	971,700.00	971,700.00	971,700.00	971,700.00	971,700.00	
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>		
		4/21/11					

<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.





**Actual Modernization Cost Certificate**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

**Do not send this form to the above address.**

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

HA Name: **Quincy Housing Authority**  
Modernization Project Number: **MA060S020501-09**

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

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:		
A. Original Funds Approved	\$	1,460,176.00
B. Funds Disbursed	\$	1,460,176.00
C. Funds Expended (Actual Modernization Cost)	\$	1,460,176.00
D. Amount to be Recaptured (A-C)	\$	0
E. Excess of Funds Disbursed (B-C)	\$	0

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date: *Joseph B. Mac Ritchie* April 21, 2011

**For HUD Use Only**

**The Cost Certificate is approved for audit:**  
Approved for Audit (Director, Office of Public Housing / ONAP Administrator) \_\_\_\_\_  
Date: \_\_\_\_\_

**The audited costs agree with the costs shown above:**  
Verified: (Designated HUD Official) \_\_\_\_\_  
Date: \_\_\_\_\_

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

Appendix 5

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

File: MA020a05

**Part I: Summary**

**PHA Name:** Quincy Housing Authority  
 80 Clay Street  
 Quincy, MA 02170

**Grant Type and Number**  
 Capital Fund Program Grant No: MA06P020501-09  
 Replacement Housing Factor Grant No: NO  
 Date of CFFP: NA

**FFY of Grant: 2009**  
**FFY of Grant Approval: 2009**

**Type of Grant**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 07/31/2011

Revised Annual Statement (revision no: 5)  
 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>					
3	1408 Management Improvements	13,061.00	11,051.00	11,051.00	7,650.00	
4	1410 Administration (may not exceed 10% of line 20)	114,753.00	114,753.00	114,753.00	38,251.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	67,699.90	67,699.93	67,699.93	40,997.51	
8	1440 Site Acquisition					
9	1450 Site Improvement	197,390.42	197,806.37	197,806.37	197,806.37	
10	1460 Dwelling Structures	463,092.06	464,686.08	464,686.08	455,686.08	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	1,078.62	1,078.62	1,078.62	1,078.62	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	290,458.00	290,458.00	290,458.00	290,458.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,147,533.00	1,147,533.00	1,147,533.00	1,031,927.58	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	7,000.00	7,000.00	7,000.00		
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	357,358.40	354,852.89	354,852.89	354,852.89	

**Signature of Executive Director**  


**Date**  
 7/8/11

**Signature of Public Housing Director**  


**Date**  
 354,852.89

<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: MA06P020501-09 CFPP (Yes/ No): NO Replacement Housing Factor Grant No: N/A	Federal FFY of Grant: 2009
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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>	
AMP 1	Management Improvements	1408		2,250.00	2,250.00	2,250.00	2,250.00	504 Survey
AMP 2	Management Improvements	1408		2,250.00	900.00	900.00	900.00	504 Survey
AMP 4	Management Improvements	1408		2,250.00	2,250.00	2,250.00	2,250.00	504 Survey
AMP 6	Management Improvements	1408		900.00	2,250.00	2,250.00	2,250.00	504 Survey
HA Wide	Resident Training Program	1408		5,411.00	3,401.00	3,401.00	0	
HA Wide	Administrative Salaries	1410		114,753.00	114,753.00	114,753.00	38,251.00	
AMP 1	Debt Service	9000		290,458.00	290,458.00	290,458.00	290,458.00	
AMP 1	Architects/Engineers	1430		19,956.00	19,956.00	19,956.00	13,785.24	
AMP 2	Architects/Engineers	1430		14,743.90	14,743.93	14,743.93	7,574.94	
AMP 4	Architects/Engineers	1430		25,500.00	25,500.00	25,500.00	13,268.59	
AMP 6	Architects/Engineers	1430		7,500.00	7,500.00	7,500.00	6,368.74	
AMP 1	Landscape/Site Improvements	1450		158,766.54	158,632.36	158,632.36	158,632.36	Step Up
AMP 2	Landscape/Site Improvements	1450		2,665.09	2,665.09	2,665.09	2,665.09	Step Up
AMP 4	Landscape/Site Improvements	1450		21,588.05	21,887.38	21,887.38	21,887.38	Step Up
AMP 6	Landscape/Site Improvements	1450		14,370.74	14,621.54	14,621.54	14,621.54	Step Up
AMP 1	Heating System Replacement	1460		0	0	0	0	
AMP 1	Basement Drainage	1460		8,989.35	8,032.88	8,032.88	8,032.88	Step Up
AMP 1	Replace Exterior Siding	1460		338,662.34	337,408.13	337,408.13	337,408.13	F/A
AMP 1	504 Compliance	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 1	Kitchen Remodeling	1460		30,685.00	30,685.00	30,685.00	30,685.00	F/A
AMP 2	Security System Upgrades	1460		0	0	0	0	
AMP 2	Reasonable Accommodations	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 2	504 Compliance	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance

<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.



**Part II: Supporting Pages**

PHA Name: Quincy Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P020501-09 CFFP (Yes/No): NO Replacement Housing Factor Grant No: N/A	Federal FFY of Grant: 2009
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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>	
AMP 2	Asbestos Remediation	1460		20,101.46	18,035.76	18,035.76	18,035.76	
AMP 4	Security System Upgrades	1460		0	0	0	0	
AMP 4	Windows/Patio Doors/Exterior	1460		17,444.76	17,444.76	17,444.76	17,444.76	
AMP 4	Selective Floor Replacement	1460		2,000.00	2,000.00	2,000.00	0	Force Account
AMP 4	504 Compliance	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 4	Reasonable Accommodations	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 4	Asbestos Remediation	1460		38,209.15	44,079.55	44,079.55	44,079.55	
AMP 6	Unit Floors	1460		0	0	0	0	
AMP 6	Reasonable Accommodations	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 6	504 Compliance	1460		1,000.00	1,000.00	1,000.00	0	504 Compliance
AMP 1	Alternative Energy Products	1470		0	0	0	0	
AMP 6	Common Area Floors	1470		0	0	0	0	
AMP 1	Computer Hardware	1475		0	0	0	0	
AMP 1	Maintenance Equipment	1475		0	0	0	0	
AMP 1	Step Up Tools	1475		97.43	97.43	97.43	97.43	
AMP 1	Force Account Vehicle (Repairs)	1475		981.19	981.19	981.19	981.19	
AMP 2	Computer Hardware	1475		0	0	0	0	
AMP 2	Maintenance Equipment	1475		0	0	0	0	
AMP 4	Computer Hardware	1475		0	0	0	0	
AMP 4	Maintenance Equipment	1475		0	0	0	0	
AMP 6	Computer Hardware	1475		0	0	0	0	
AMP 6	Maintenance Equipment	1475		0	0	0	0	

<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.

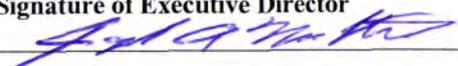
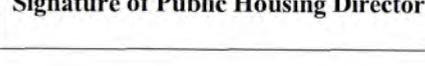


Appendix 6

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FY 2008 Capital Fund Program Performance and Evaluation Report

File: MA020a06

<b>Part I: Summary</b>						
<b>PHA Name:</b> Quincy Housing Authority 80 Clay Street Quincy, MA 02170		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P020501-08 Replacement Housing Factor Grant No: NO Date of CFFP: NA			<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011 <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>					
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 20)	38,451.67	38,451.67	38,451.67	38,451.67	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	71,190.94	71,190.94	71,190.94	68,474.75	
8	1440 Site Acquisition					
9	1450 Site Improvement	128,616.62	128,654.27	128,654.27	128,654.27	
10	1460 Dwelling Structures	621,955.87	620,635.90	620,635.90	617,214.26	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	0	1,282.32	1,282.32	1,282.32	
13	1475 Non-dwelling Equipment	2,990.90	2,990.90	2,990.90	2,990.90	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	290,352.00	290,352.00	290,352.00	290,352.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,153,558.00	1,153,558.00	1,153,558.00	1,147,420.17	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	491,277.21	489,994.89	489,994.89	489,994.89	
<b>Signature of Executive Director</b> 		<b>Date</b> 4/21/2011		<b>Signature of Public Housing Director</b> 		
				<b>Date</b>		

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: Quincy Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P020501-08 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Resident Training Program	1408		0	0	0	0	AMP tbd
AMP 1	Management Improvements	1408		0	0	0	0	
AMP 2	Management Improvements	1408		0	0	0	0	
AMP 4	Management Improvements	1408		0	0	0	0	
AMP 6	Management Improvements	1408		0	0	0	0	
HA Wide	Administrative Salaries	1410		38,451.67	38,451.67	38,451.67	38,451.67	
AMP 1	Debt Service	9000		290,352.00	290,352.00	290,352.00	290,352.00	
AMP 1	Architects/Engineers	1430		28,016.00	28,016.00	28,016.00	28,016.00	
AMP 2	Architects/Engineers	1430		5,779.69	5,779.69	5,779.69	3,063.50	
AMP 4	Architects/Engineers	1430		36,295.25	36,295.25	36,295.25	36,295.25	
AMP 6	Architects/Engineers	1430		1,100.00	1,100.00	1,100.00	1,100.00	
AMP 1	Landscape/Site Improvements	1450		78,973.99	78,973.99	78,973.99	78,973.99	Step Up
AMP 2	Landscape/Site Improvements	1450		14,882.34	14,919.99	14,919.99	14,919.99	Step Up
AMP 4	Landscape/Site Improvements	1450		21,149.17	21,149.17	21,149.17	21,149.17	Step Up
AMP 6	Landscape/Site Improvements	1450		13,611.12	13,611.12	13,611.12	13,611.12	Step Up
HA Wide	Reasonable Accommodations	1460		0	0	0	0	
HA Wide	504 Compliance	1460		0	0	0	0	
AMP 1	Basement Drainage	1460		34,868.12	34,868.12	34,868.12	34,868.12	Step Up/FA
AMP 1	Replace Exterior Siding	1460		394,036.24	392,753.92	392,753.92	392,753.92	Force Account
AMP 1	Kitchen Remodeling (Prototype)	1460		2,529.18	2,529.18	2,529.18	389.86	Force Account
AMP 2	Asbestos Remediation	1460		45,698.68	45,698.68	45,698.68	45,698.68	F/A Finish
AMP 4	Windows/Patio Door/Exterior	1460		97,240.97	97,240.97	97,240.97	97,240.97	

<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.





Appendix 7

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Capital Fund Financing Program Bond Performance and Evaluation  
Report

File: MA020a07

<b>Part I: Summary</b>						
<b>PHA Name:</b> Quincy Housing Authority 80 Clay Street Quincy, MA 02170		<b>Grant Type and Number</b> Capital Fund Program Grant No: N/A Replacement Housing Factor Grant No: NO Date of CFFP: 1/12/2006			<b>FFY of Grant: N/A</b> <b>FFY of Grant Approval: N/A</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	306,929.50	306,929.50	306,929.50	306,929.50	
8	1440 Site Acquisition					
9	1450 Site Improvement	64,810.62	64,810.62	64,810.62	64,810.62	
10	1460 Dwelling Structures	2,942,871.08	3,149,711.82	3,149,711.82	3,149,711.82	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	11,393.80	11,393.80	11,393.80	11,393.80	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service (Liquidity Account)	301,061.00	301,061.00	301,061.00	301,061.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	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 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		121,600	121,600	121,600	
<b>Signature of Executive Director</b> 		<b>Date</b> 02/21/2011		<b>Signature of Public Housing Director</b> 		
				<b>Date</b>		

<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.

Bond proceeds have been increased by \$206,840.74 which is reflective of the investment earnings on the construction fund.

Part II: Supporting Pages								
PHA Name: Quincy Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P020501-10 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2010		
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>	
AMP 1	Clerk of the Works	1430		120,382.50	120,382.50	120,382.50	120,382.50	
AMP 1	Proportionate Share of Costs of Issuance	1430		186,547.00	186,547.00	186,547.00	186,547.00	
AMP 1	Liquidity Account	1501		301,061.00	301,061.00	301,061.00	301,061.00	
AMP 1	Site Improvements	1450		64,810.62	64,810.62	64,810.62	64,810.62	
AMP 1	Remove and Dispose of Existing Siding	1460		118,753.30	123,753.30	123,753.30	123,753.20	
AMP 1	Remove and Dispose of Existing Roofing	1460		72,576.00	129,960.00	129,960.00	129,960.00	
AMP 1	Repair/Replace Roof and Sidewall Sheathing	1460		44,688.00	74,480.00	74,480.00	74,480.00	
AMP 1	Roof, Drip, Ridge, Wrap, Insulation	1460		492,664.46	492,664.46	492,664.46	492,664.46	
AMP 1	Repair or Repoint Chimneys	1460		36,912.00	58,500.00	58,500.00	58,500.00	
AMP 1	Repair or Replace Rotted Sills	1460		25,360.00	65,360.00	65,360.00	65,360.00	
AMP 1	Replace Exterior Doors as Needed	1460		24,400.00	31,600.00	31,600.00	31,600.00	
AMP 1	Install New Siding	1460		1,363,873.32	1,363,873.32	1,363,873.32	1,363,873.32	
AMP 1	Bend and Install Metal Trim Coverage	1460		749,164.00	759,164.00	759,164.00	759,164.00	
AMP 1	Install Cable and Utility Cabinet	1460		14,480.00	50,356.74	50,356.74	50,356.74	
AMP 1	Office and Storage Trailers	1460		11,393.80	11,393.80	11,393.80	11,393.80	

<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.



## Appendix 8

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### Update on Section 504 VCA Progress

File: MA020a08

After much work and back-and-forth with HUD FHEO, the QHA has put forward a Section 504 Compliance Plan, which has been accepted by FHEO. A copy of the letter from FHEO to the QHA is attached and spells out the future obligations of the QHA under the VCA.



U.S. Department of Housing and Urban Development

Office of Fair Housing & Equal Opportunity  
O'Neill Federal Building  
10 Causeway Street  
Boston, Massachusetts 02222-1092

New England  
617 994-8300  
617 565-7313 Fax

**VIA CERTIFIED MAIL**

Joseph MacRitchie  
Executive Director  
Quincy Housing Authority  
80 Clay Street  
Quincy, MA 02170-2799

August 25, 2011

Dear Mr. MacRitchie:

On August 12, 2011, Quincy Housing Authority (QHA) submitted revised budgetary information along with a series of requests. The Department has reviewed the revised budgetary information and finds the obligations acceptable.

In accordance with Section V. Part 3 of the Voluntary Compliance Agreement with QHA, which became effective June 1, 2010, HUD amends the Agreement and incorporates this letter as Amendment A.

Under the amended agreement, QHA has until April 30, 2015 to comply with Section IV. A. of the Agreement. This provision requires QHA to make various changes to its physical facilities to achieve compliance with UFAS requirements. They include:

- Undertaking 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.
- Undertaking site, building exterior, building entrance, and interior common area improvements to QHA's federally-assisted housing inventory.
- Rehabilitating existing QHA-acknowledged handicapped-accessible dwelling units in QHA's federally-assisted housing inventory.

QHA shall submit to my office a report on the progress of construction which is required under VCA Section IV. A., Parts 1, 2, and 3 on or before January 3, 2012. The report must cover all construction done as required by the VCA from execution through December 31, 2011. The report can be emailed to [Daniel.J.Weaver@hud.gov](mailto:Daniel.J.Weaver@hud.gov) or faxed to him at 617-565-7313. After the Department reviews this report, it will schedule an onsite inspection of the construction work.

2011 AUG 29 PM 2: 57

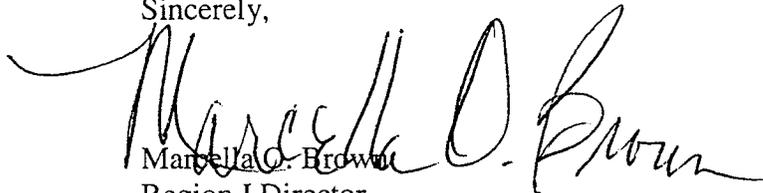
Quincy Housing  
Authority

After this review and inspection are complete the Department will determine when further construction progress reports and inspections will be required.

HUD has removed QHA from the Department's threshold Ineligible List as of August 25, 2011. However, it may at its own discretion, place QHA back on the list should it determine QHA is no longer in compliance with the terms of the VCA. Please be advised that my office will conduct periodic monitoring visits to QHA.

If you have any questions or need technical assistance, please do not hesitate to contact FHEO Region I Enforcement Branch Chief, Daniel J. Weaver at (617) 994-8311.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcella C. Brown". The signature is fluid and cursive, with a long horizontal flourish extending to the left.

Marcella C. Brown  
Region I Director  
Office of Fair Housing and Equal Opportunity

cc: Dwight Hebert, Office of Public Housing  
Donna Ayala, Office of Public Housing

cc:  
Department

Appendix 9

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Responses to RAB and Public Hearing Comments

File: MA020a09

QUINCY HOUSING AUTHORITY  
RESPONSE TO RAB AND PUBLIC HEARING COMMENTS ON THE  
FY 2011 ANNUAL AGENCY PLAN

*About 10-12 RAB members attended 3 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 Section 8 participants also, including a homeowner, a resident occupying a project-based unit and 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 3 RAB meetings, there were no comments raised that required a response from these meetings or the public hearing.*

On September 2, 2011, the RAB was reconvened for the purpose of discussing the Section 504 CFP additions to the FY 2011 Annual and Five-Year Plans. About 8 RAB members attended this meeting and all were supportive of the changes made for Section 504 purposes.

On September 7, 2011, a Public Hearing was held and again the RAB members in attendance expressed support for the Section 504 related CFP changes to the FY 2011 Annual and Five-Year Plans.