

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA0160000109R Date of CFPP: _____	Replacement Housing Factor Grant No: 2009 (4-26-12 Report) FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		44,500	44,500	44,500	44,500
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		283,002	283,002	283,002	283,002
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
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)		445,000	283,002	283,002	283,002
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		445,000	283,002	283,002	283,002

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

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

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

Part I: Summary		Grant Type and Number		FY of Grant:	
PHA Name: Chelsea, MA Housing Authority		Capital Fund Program Grant No: MA01600000109R Replacement Housing Factor Grant No: Date of CFPP: _____		2009 (4-26-12 Report) FY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Signature of Executive Director Albert R. Ewing		Original Date 4-26-12		Revised ² Signature of Public Housing Director Obligated Date Expended	

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

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

Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA01600000109R Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
HA-wide	10% Matching Funds	1410	356 units	44,500	10,060	10,060	10,060	Complete
16-1	New Boilers	1460	2	0	7,760	7,760	7,760	Complete
16-1	New Boilers Labor	1460	2	0	2,080	2,080	2,080	Complete
16-2	New Boilers	1460	5	0	19,400	19,400	19,400	Complete
16-2	New Boilers Labor	1460	5	0	5,200	5,200	5,200	Complete
16-1	Office Reroofing	1460	1	79,068.52	0	0	0	Complete
16-1	Office Roof Door	1460	2	13,759	13,579	13,579	13,579	Complete
16-1	Boiler room piping, venting, controls	1460	2	53,173	53,173	53,173	53,173	Complete
16-1,2,4	Exterior Lighting	1460	59	82,929.48	0	0	0	Complete
16-1,2,4	Weather-stripping and Painting	1460	54	28,750	28,750	28,750	28,750	Complete
16-2	Boiler room piping, venting, controls	1460	5	125,000	125,000	125,000	125,000	Complete
16-4	New Trash Compactor system	1460	1	31,250	31,250	31,250	31,250	Complete
16-4	New Rolling Garage Doors	1460	2	31,070	31,250	31,250	31,250	Complete

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

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

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

Part I: Summary

PHA Name: **Chelsea, MA Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: MA06P01650109** Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

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	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	85,000	86,996	86,996	86,996	86,996	86,996
3	1408 Management Improvements	170,000	0	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	85,000	86,996	86,996	86,996	86,996	86,996
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	75,000	93,431.48	93,431.48	93,431.48	93,431.48	93,431.48
8	1440 Site Acquisition						
9	1450 Site Improvement	85,000	6,531.48	6,531.48	6,531.48	6,531.48	6,531.48
10	1460 Dwelling Structures	350,000	596,034.04	596,034.04	596,034.04	596,034.04	596,034.04
11	1465.1 Dwelling Equipment—Nonependable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
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)	850,000	869,989	869,989	869,989	869,989	791,520.48
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	0	143,921	143,921	143,921	143,921	143,921
24	Amount of line 20 Related to Security – Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650109 Date of CFPP: _____		Replacement Housing Factor Grant No:		FFY of Grant: 2009 (4-26-12 report)	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval: 2009	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director Albert R. Ewing		Date 4-26-12	Signature of Public Housing Director		Date		

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

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

Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650109 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2009		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-wide	Operations	1406	356 units	85,000	86,996	86,996	86,996	Complete
HA-wide	Management Improvements	1408	356 units	170,000	0	0	0	Complete
HA-wide	Administration	1410	356 units	85,000				Complete
	Executive Director	1410	356 units		10,000		10,000	Complete
	Director of Operations	1410	356 units		600		600	Complete
	Director of Modernization	1410	356 units		28,200		28,200	Complete
	Director of Finance	1410	356 units		2,500		2,500	Complete
	Director of Maintenance	1410	356 units		8,000		8,000	Complete
	Senior Accountant/Purchaser	1410	356 units		3,000		3,000	Complete
	Senior Accountant	1410	356 units		2,600		2,600	Complete
	Benefits	1410	356 units		32,096		32,096	Complete
HA-wide	Fees and Costs	1430	356 units	75,000	93,431.48	93,431.48	93,431.48	Complete
16-1,2,4	Site Improvements	1450	356 units	85,000	6,531.48	6,531.48	6,531.48	Complete
16-1,2,4	Dwelling Structures	1460	356 units	350,000	349,404.52	349,404.52	349,404.52	Complete
16-1	Electronic Entry Systems	1460	8	0	78,468.52	78,468.52	0	Underway
16-1,2,4	ARRA #1 Underfunding	1460	356 units	0				Complete
16-1	Window Headers and Lintels	1460	28	0	5,700	5,700	5,700	Complete
16-1	Masonry Repairs	1460	5 buildings	0	7,500	7,500	7,500	Complete

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P01650110 Date of CFRP: _____	Replacement Housing Factor Grant No: _____	FRY of Grant: 2010 (4-26-12 Report) FRY of Grant Approval: 2010
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:6) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		85,000	172,366	86,183	26,361.69
3	1408 Management Improvements		170,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		85,000	86,183	86,183	60,781.64
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		75,000	287,017	288,322.67	134,136.66
8	1440 Site Acquisition					
9	1450 Site Improvement		85,000	0	0	0
10	1460 Dwelling Structures		350,000	316,271		
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
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)		850,000	861,837	440,888.67	221,279.99
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			187,727.15		
25	Amount of line 20 Related to Energy Conservation Measures		0	25,000	0	0

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

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

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

Part I: Summary		Grant Type and Number		FY of Grant:	
PHA Name: Chelsea, MA Housing Authority		Capital Fund Program Grant No: MA06P01650110 Date of CFPP: _____		2010 (4-26-12 Report) FY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
	Signature of Executive Director Albert R. Ewing	Date 4-26-12	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650110 Replacement Housing Factor Grant No:		CEFP (Yes/ No):		Federal FFY of Grant: 2010		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-wide	Operations	1406	356 units	85,000	172,366	86,183	26,361.69	Underway
HA-wide	Management Improvements	1408	356 units	170,000	0	0	0	
HA-wide	Administration	1410	356 units	85,000				
	Executive Director	1410	356 units		10,000	10,000	10,000	Complete
	Director of Operations	1410	356 units		600	600	600	Complete
	Director of Modernization	1410	356 units		28,413	28,413	28,413	Complete
	Director of Finance	1410	356 units		2,500	2,500	2,500	Complete
	Director of Maintenance	1410	356 units		8,016	8,016	8,016	Complete
	Senior Accountant/Purchaser	1410	356 units		3,211	3,211	3,211	Complete
	Senior Accountant	1410	356 units		2,638	2,638	2,638	Complete
	Benefits	1410	356 units		30,805	30,805	5,403.64	Complete
16-1,2,4	Fees and Costs	1430	356 units	75,000				
	ARRA #2 A/E	1430	356 units		41,792	41,792	41,792	Complete
16-4	Federal Pacific Replacement A/E	1430	152 units		38,975	38,975	20,000	Underway
16-1,2,4	Comp. Mod. A/E	1430	356 units		125,000	125,000	38,288.99	Underway
16-1,2,4	PostARRA Energy Audit	1430	356 units		34,500	34,500	15,000	Underway
16-1,2,4	ARRA Green Assessment	1430	356 units		24,000	24,000	15,000	Underway
16-1,2,4	Safety and Security A/E	1430	356 units		22,750	4,055.67	4,055.67	Underway

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: MA06P01650110 Replacement Housing Factor Grant No:
 Date of CFFP: _____

FY of Grant:
 2010 (4-26-12 Report)
 FY of Grant Approval:
 2010

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:6) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			85,000	172,366	86,183	26,361.69
3	1408 Management Improvements			170,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)			85,000	86,183	86,183	60,781.64
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			75,000	284,037.85	288,322.67	134,136.66
8	1440 Site Acquisition						
9	1450 Site Improvement			85,000	0	0	0
10	1460 Dwelling Structures			350,000	319,250.15		0
11	1465 I Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 I Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)			850,000	861,837	440,688.67	221,279.99
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				187,727.15		
25	Amount of line 20 Related to Energy Conservation Measures			0	25,000	0	0

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

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

U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650110 Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated
Signature of Executive Director Albert R. Ewing		Date 4-26-12	Signature of Public Housing Director		Date
			Total Actual Cost ¹	Expended	

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
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Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650110 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2010		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	
HA-wide	Operations	1406	356 units	85,000		172,366	86,183	26,361.69	Underway
HA-wide	Management Improvements	1408	356 units	170,000		0	0	0	
HA-wide	Administration	1410	356 units	85,000					
	Executive Director	1410	356 units			10,000	10,000	10,000	Complete
	Director of Operations	1410	356 units			600	600	600	Complete
	Director of Modernization	1410	356 units			28,413	28,413	28,413	Complete
	Director of Finance	1410	356 units			2,500	2,500	2,500	Complete
	Director of Maintenance	1410	356 units			8,016	8,016	8,016	Complete
	Senior Accountant/Purchaser	1410	356 units			3,211	3,211	3,211	Complete
	Senior Accountant	1410	356 units			2,638	2,638	2,638	Complete
	Benefits	1410	356 units			30,805	30,805	5,403.64	Complete
	Fees and Costs	1430	356 units	75,000					
16-1,2,4	ARRA #2 A/E	1430	356 units			38,812.85	38,812.85	38,812.85	Complete
16-4	Federal Pacific Replacement A/E	1430	152 units			38,975	38,975	20,000	Underway
16-1,2,4	Comp. Mod. A/E	1430	356 units			125,000	125,000	38,288.99	Underway
16-1,2,4	Post ARRA Energy Audit	1430	356 units			34,500	34,500	15,000	Underway
16-1,2,4	ARRA Green Assessment	1430	356 units			24,000	24,000	15,000	Underway
16-1,2,4	Safety and Security A/E	1430	356 units			22,750	7,034.82	7,034.82	Underway

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P01650111	Replacement Housing Factor Grant No:	FFY of Grant: 2011 (4-26-12) Report
	Date of CFPF: _____		FFY of Grant Approval: 2011

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			71,608	143,216		
3	1408 Management Improvements			143,216	0		
4	1410 Administration (may not exceed 10% of line 21)			71,608	71,608		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			75,000	75,000		
8	1440 Site Acquisition						
9	1450 Site Improvement			15,000	15,000		
10	1460 Dwelling Structures			339,650	411,258		
11	1465.1 Dwelling Equipment—Nonependable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1483 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service Paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2—19)			716,082	716,082		
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			169,650	169,650		

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650111 Date of CFFP: _____		Replacement Housing Factor Grant No:		RFY of Grant: 2011 (4-26-12 Report)	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director Albert R. Ewing		Date 4-26-12	Signature of Public Housing Director				

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

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

Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650111 Replacement Housing Factor Grant No:		CRPP (Yes/No):		Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
HA-wide	Operations	1408	356 units	71,608		143,216			
HA-wide	Administration	1410	356 units	71,608					
HA-wide	Executive Director	1410	356 units			10,000			
HA-wide	Director of Operations	1410	356 units			600			
HA-wide	Director of Modernization	1410	356 units			29,123			
HA-wide	Director of Finance	1410	356 units			2,500			
HA-wide	Director of Maintenance	1410	356 units			9,000			
HA-wide	Senior Accountant/Purchaser	1410	356 units			3,291			
HA-wide	Senior Accountant	1410	356 units			2,704			
HA-wide	Benefits	1410	356 units			14,390			
HA-wide	Fees and Costs	1430	356 units	75,000		75,000			
		1450							
16-4	Margolis Parking Lot Repairs	1450	5,000sqft	15,000		15,000			
16-1,2,4	Dwelling Structures	1460	356 units	339,650					
16-1	Boiler Replacement	1460	4	0		105,000			
16-1	Admin. Building Repairs	1460	1 building	0		5,000			
16-1,2	Baseboard Heat Replacement	1460	25	0		64,650			

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P01650112 Date of CFPP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2012 (4-26-12) Report
			FFY of Grant Approval: 2012

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:)		Final Performance and Evaluation Report	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		131,935			
2	1406 Operations (may not exceed 20% of line 21) ³		0			
3	1408 Management Improvements		66,967			
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages		75,000			
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		15,000			
10	1460 Dwelling Structures		371,775			
11	1465 I Dwelling Equipment - Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 I Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 -- 19)		659,677			
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		169,650			

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

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

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

Part I: Summary

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650112 Date of CFFP: _____		Replacement Housing Factor Grant No: _____		FFY of Grant: 2012 (4-26-12) Report	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		FFY of Grant Approval: 2012	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director Albert R. Ewing		Date 4-26-12	Signature of Public Housing Director				

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

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

Part II: Supporting Pages

PHA Name: Chelsea, MA Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P01650112 Replacement Housing Factor Grant No:		CEFP (Yes/No):		Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
HA-wide	Operations	1406	356 units	131,935					
HA-wide	Administration	1410	356 units						
HA-wide	Executive Director	1410	356 units	12,276					
HA-wide	Director of Operations	1410	356 units	698					
HA-wide	Dir. of Modernization & Procurement	1410	356 units	30,000					
HA-wide	Director of Finance	1410	356 units	3,404					
HA-wide	Director of Maintenance	1410	356 units	9,500					
HA-wide	Senior Accountant	1410	356 units	2,755					
HA-wide	Benefits	1410	356 units	7,334					
16-1,2,4	Fees and Costs	1430	356 units	75,000					
16-4	Margolis Parking Lot Repairs	1450	5,000 sqft	15,000					
16-1	Boiler Replacement	1460	4	105,000					
16-1	Admin. Building Repairs	1460	1 building	5,000					
16-1	Baseboard Heat Replacement	1460	25	64,650					
16-1	Rooftop Hatch Replacement	1460	5	10,000					
16-1,2	Window Replacement	1460	440	72,125					

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number Chelsea/MA016		Locality (City/County & State) Chelsea/Suffolk MA		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
B.	Physical Improvements Subtotal	Annual Statement	395,000	395,000	395,000	395,000	
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		65,666	65,666	65,666	65,666	
F.	Other		67,068	67,068	67,068	67,068	
G.	Operations		131,933	131,933	131,933	131,933	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing -- Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		659,667	659,667	659,667	659,667	659,667

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number Development Number and Name	Chelsea/MA016	Locality (City/county & State)	Original 5-Year Plan				Revision No:
			Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	
	Annual Statement						
HA-wide Operations		131,933	131,933	131,933	131,933	131,933	
HA-wide Administration		65,666	65,666	65,666	65,666	65,666	
HA-wide Fees and costs		67,068	67,068	67,068	67,068	67,068	
16-1,2,4 Site work		15,000	15,000	15,000	15,000	15,000	
16-1,2,4 Energy Audit work		90,000	90,000	90,000	90,000	90,000	
16-1,2,4 Misc REAC impr		90,000	90,000	90,000	90,000	90,000	
16-1,2,4 Comm areas		50,000	50,000	50,000	50,000	50,000	
16-1,2,4 Exteriors		50,000	50,000	50,000	50,000	50,000	
16-1,2,4 Kitchens		50,000	50,000	50,000	50,000	50,000	
16-1,2,4 Baths		50,000	50,000	50,000	50,000	50,000	

The Chelsea Housing Authority had no challenged elements relative to the 2012 Annual Plan.

Significant amendments and substantial deviation/modification

The Chelsea Housing Authority has adopted HUD's definition of significant amendments and substantial deviation/modifications to the Plan in accordance with HUD's Notice PIH 99-51 that provided a working definition as guidance to housing authorities. The definition was as follows:

Changes to rent or admission policies or organization of the waiting list(s);

Additions of non-emergency work items (not included in the current Annual Plan or 5 Year Action Plan) or changes in the use of replacement reserve funds under the Capital Fund;

Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.

Statement of Progress

The Chelsea Housing Authority is pleased to report on the progress it has made in meeting the mission and goals outlined in our current Agency Plan.

Authority-Wide:

◆ Keep Chelsea Beautiful Program

Once again, this year the Chelsea Housing Authority joined with the Chelsea City Manager, Jay Ash in his annual program called the “Keep Chelsea Beautiful” campaign.

◆ Video Surveillance Network Program

We have a total of 17 Digital Video Recorders (DVR) and over 200 security cameras throughout the Chelsea Housing Authority. This resource has assisted the Chelsea Housing Authority in over three hundred investigations over the last three years. Our investigations are very comprehensive and we are able to archive and index each one for easier data recovery. Not only do we feel this system has been a major deterrence to crime in the area, but our investigations have help the Chelsea Police Department and the Suffolk County Sheriff’s Department on numerous occasions.

◆ Resident Officer Program

One of our model programs continues to be the Resident Police Officer Program. Currently, the Chelsea Housing Authority has Resident Officers/911 Dispatchers living at each development, and two officers at the Innes Development. This program was designed in an effort to cost effectively enhance the security at our developments. The program has been very successful and has allowed us to develop several very strong, development-based neighborhood crime watches. The officers living in the developments have created a connection and trust with their neighbors. With this trust has come information that generally would not be shared with the local police or housing managers.

◆ Resident Managers

As program regulations have evolved and societal needs increased, the Chelsea Housing Authority recognizes managing the public housing assistance programs has become one of the most complex jobs in housing program management. Funding constraints and budget cuts have forced us to reevaluate key resources available to support successful housing management practices. The Authority recognizes the importance of resident involvement in creating a positive living environment and it is our belief that by having a Resident Housing Manager at each federally assisted developments and in one of our state funded developments, we can continue successful private management practices and private sector thinking in approaching public housing site management. Over the past years, we have noticed an increase in quality of life issues, such as reduction in noise disturbances, vandalism and graffiti.

◆ Crime Watch Meetings

Crime watch meetings are held monthly in all of our developments. These meetings are to insure that we provide safety and security to enhance the quality of life for our residents. The resident officers, Resident Housing Managers, Resident Councils and the residents of each development including the children take part in the crime watch meetings. The exchange of ideas and the public safety instruction has led to a huge decrease in crime in all CHA developments.

Resident Services at Family Developments:

◆ HUD Community Service and Self-Sufficiency

Housing Management coordinates Community Service workers who are required to perform 8 hours per month of community service under HUD guidelines. The Community Service requirement has provided a two-fold benefit. First, resident community service workers have become more active in the upkeep of their own community. Secondly, many residents have been motivated to find employment in order to be exempt from community service. This has turned out to be a long-term benefit to the resident and their family.

◆ Chelsea Earned Income Tax Credit Campaign

The Earned Income Tax Credit is a federal and state income tax benefit for people who work. It has been estimated that eligible Chelsea residents are not accessing more than 1 million dollars in EITC benefits. The EITC is designed to encourage welfare recipients to enter and remain in the work force. It is a way of rewarding work through the tax code. Benefits depend on earned income and family demographics.

The Chelsea Housing Authority was one of the sponsors of this program in Chelsea. The Chelsea Housing Authority provided a program site as well as outreach assistance, especially targeting public housing residents here in Chelsea.

◆ Summer Food Service Program

CHA worked with the Chelsea School Department and Project Bread to offer the Summer Food Program on-site at all of the Chelsea Housing Family Developments. This program offers free breakfast and lunch to children 18 and under. Resident volunteers assist in overseeing the program providing an opportunity to strengthen community life in our developments. In addition, the Chelsea Housing Authority, in partnership with the Greater Boston Food Bank provides perishable food items on a monthly basis to the elderly/disable residents at the Margolis, Buckley and Union Park developments.

◆ The Children's Center at the Innes Apartments

This successful and professional program offers high quality childcare for 33 children from the age of 2 months up to 3 years old. It is located at 170 Central Avenue and operated by East Boston Social Centers. The center has 12 nurturing and committed staff members. It is open Monday to Friday from 7:30 AM to 5:30 PM. In addition to being licensed by the Massachusetts Office of Child Care Services, this program has earned a prestigious accreditation from the National Association for the Education of Young Children (NAEYC). Children from Chelsea Housing developments receive priority at this program.

◆ The Sister-to-Sister Program at the Prattville Apartments

Chelsea ASAP (Alcohol and Substance Abuse Program) runs this program which serves girls 8 to 13. The program focuses on teaching life skills and substance abuse prevention strategies. The development of peer leaders is another important aspect of this program.

◆ Police Action Counseling

The Police Action Counseling Team (PACT) is a service designed to benefit children and families. Mass General Hospital, the Chelsea Police Department, the Department of Social Services and the Chelsea Housing Authority have teamed together to respond to emergency calls

where children have been exposed to a traumatic event, such as domestic violence, violent criminal activity, homicide or a traumatic medical crisis. The MGH Chelsea clinicians are doctoral or master's level clinicians in psychology or social work who have expertise in juvenile matters, domestic violence, and the impact of violence on children. Children who have seen or heard a traumatic event or events are affected in many ways at that time, and often long after the initial trauma. These incidents can threaten the basic sense of safety and security that children have with adults. They can also disrupt a child's psychosocial development, emotional well-being, and this can manifest in problems at home, school or in their relations with friends and family. Immediate help to children at the time of the traumatic scene or shortly thereafter can help prevent later problems for the children. There is no cost for PACT services to our residents.

The Chelsea Housing Authority received a grant for \$2600. The grant money will be used to educate our residents about violence against women. Young women will be taught how to recognize and avoid danger, as well as how to protect themselves and how and where to report violent activities. The CHA will hire Officer Jose Ramos to teach this class at the Mace development.

Finally, the Chelsea Housing Authority was awarded 56 enhanced housing choice vouchers in August 2011 for the conversion of the Fort Heath apartments in Winthrop from project based to tenant based vouchers.

Resident Services at Elderly/Disabled Developments

- ◆ The Chelsea Housing Authority was awarded \$240,000 under the ROSS Service Coordinator 2010 NOFA to help improve living conditions and enable residents to age in place for the elderly and disabled residents at the Margolis development.
- ◆ The Chelsea Housing Authority in collaboration with CRW Home Care Corporation provides elderly and disabled residents with assistance in these areas:

- ◆ 24 hour On-site assistance at the Buckley Development
- ◆ Services for frail elderly & disabled residents

A number of our frail elderly residents live alone and have no family support. They depend upon home care services including visiting nurses, personal care, homemakers and meals-on-wheels. Sometimes there are gaps in these services, especially after a hospital discharge. The CHA works with hospital discharge planners to prevent gaps and provide emergency services when needed.

- ◆ Mental health problems

The CHA has been especially busy responding to mental health-related problems with elderly/disabled residents. In each case the CHA was able to offer timely assessment and clinical interventions as needed.

Benefit, health insurance and money problems

Lunch service program at Buckley served weekdays for a \$1 donation

Assisting Housing Managers and Resident Councils

- ◆ Medical Services

In a partnership between the Chelsea Housing Authority and Massachusetts General Hospital, the weekly on-site MGH medical clinic at the Buckley Apartments provides valuable services. This collaboration often eased and facilitated difficult decisions and transitions for residents and their families.

◆ Resident Councils and Resident Groups

The CHA continued to promote positive activity in elderly housing. In addition to the regular calendar of activities distributed to all Buckley and Margolis residents, the CHA continued to assist the Resident Council Officers at both Buckley and Margolis with planning and promotion of activities.

◆ Volunteer Resident Desk Monitor Training

The CHA worked to train residents at the Buckley to assist as Desk Monitor. Volunteer Desk Monitors were trained to observe and report concerns, acting with courtesy to everyone and avoiding confrontation. These residents were tested and most residents were able to learn the skills needed. Residents who completed the training were tested before they could be certified as Desk Monitors. The program has proved to be very successful and many residents are happy to volunteer to improve their community.

◆ Board of Director at CRW Home Care Corporation

The CHA Leased Housing Coordinator serves as a member of the Board of Directors of Chelsea-Revere-Winthrop (CRW) Home Care Corporation. CRW is the local Area Agency on Aging and the local Home Care Corporation for Chelsea, Revere and Winthrop. This position is helpful in assuring that the elderly residents of Chelsea Housing and the entire city have an advocate helping to bring services and programs to meet their needs.

Finally, the Chelsea Housing Authority is working diligently to address concerns and improve the quality of assisted housing through the Capital Fund Program. Physical improvements planned for the future include:

- Improved front-entry lock systems at Mace and Scrivano.
- Installation of new baseboard heating pipe and commercial grade covers in all units at Scrivano Apartments
- Installation of new boilers at the Scrivano Apartments
- Installation of new windows at the Mace Apartments (a five-year replacement program)
- Installation of new windows at the Scrivano Apartments (a five-year replacement program)
- Sidewalk and site repairs at the Mace Apartments
- Sidewalk and site repairs at the Scrivano Apartments
- Elevator work at Margolis
- Kitchens and baths work at the Scrivano and Mace Apartments

VAWA policy

1. The CHA may not seek to evict, terminate the tenancy of, or terminate the Section 8 subsidy of a victim of actual or threatened domestic violence, dating violence, or stalking [as defined below but hereafter collectively referred to as “domestic violence”] because of the actions of the abuser. In appropriate circumstances where the CHA may otherwise have grounds to evict the household, or terminate the household’s Section 8 subsidy, the CHA may seek to remove or evict the abuser, through court process or with the consent of the victim (regardless of who is designated as head of household on the lease).
2. The CHA shall not terminate participation in the Section 8 program because the family leaves a contract unit due to domestic violence, whether or not the family provided any termination notice to the CHA or owner and whether or not the lease was otherwise terminated.
3. For Section 8 and public housing tenancies, where property damage is caused by an abuser, the CHA shall not seek to terminate the Section 8 subsidy or evict from public housing the victim of domestic violence. Additionally, in such circumstances, the CHA may not charge the victim for the property damage, but instead may seek recovery from the abuser.
4. Where nonpayment of rent or other charges due the CHA is caused by the abuser, and where the victim of domestic violence removes said abuser from the lease, the CHA shall offer the remaining household members a reasonable repayment plan (without charging late fees or costs) and shall not evict the remaining household members for such nonpayment so long as they substantially comply with said plan.
5. The CHA may offer public housing and Section 8 tenants an immediate transfer where moving would allow the family to escape or remain free from actual or threatened domestic violence. Said transfer offer may include providing the next available housing choice voucher, providing a public housing unit, and/or developing reciprocity arrangements with another PHA to facilitate the person’s relocation.
6. The CHA may not deny admission to public housing or Section 8 programs because the applicant or member of the applicant’s family are or were victims of domestic violence. Where the CHA receives adverse information about an applicant/household member and is aware that domestic violence might be involved, the CHA shall determine whether there is a substantial connection between the adverse information and the fact that the applicant/household member is a victim of domestic violence. If the CHA determines that there is such a connection, then the CHA shall disregard the adverse information (provided that the abuser will not be part of the applicant’s household).

A substantial connection includes, but is not limited to, where a victim loses financial support (e.g. her job or abuser’s wages) due to domestic violence and is evicted

(or receives a negative landlord reference) for late or nonpayment of rent; where a victim is evicted or receives a negative landlord reference due to property damage and/or noise or other interference with neighbors caused by the abuser; and where a victim receives a negative landlord reference for breaking a lease prior to its expiration due to domestic violence.

7. All information obtained by the CHA relative to the incidents of abuse CHA shall be retained by the CHA in confidence, shall not be entered into any CHA shared database, and shall not be provided to any person or entity except to the extent that disclosure is authorized in writing by the victim (or victim's caretaker), required for use in an eviction, or otherwise provided by applicable law.

8 A copy of this policy CHA shall be distributed to all existing public housing tenants and Section 8 tenants within a reasonable time after its adoption and, thereafter, shall be distributed to applicants at the final briefing prior to admission to the Section 8 or public housing programs. It shall also be posted at the CHA's offices and made available to anyone upon request.

9. For the purpose of this policy, the following definitions apply:

1. Domestic Violence: The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim CHA shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of a victim under the state's domestic or family violence laws, or by any other person against an adult or youth victim who is protected from that person's acts under the state's domestic or family violence laws.

2. Dating Violence: The term "dating violence" means violence committed by a person

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) the length of the relationship;
- (ii) the type of relationship;
- (iii) the frequency of interaction between the persons involved in the relationship.

3. Stalking: The term “stalking” means

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person

Adopted: 5/30/2007