

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Brockton Housing Authority</u> PHA Code: <u>MA024</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1254</u> Number of HCV units: <u>931</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Brockton Housing Authority is a dynamic professional organization committed to providing the best quality of life for our residents. Through responsible leadership, teamwork and collaboration we are the catalyst for positive change and revitalization in our community. With employee development, growth and participation our dedicated staff will continue to meet the challenges of the ever-changing world in which we live.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ol style="list-style-type: none"> The Authority will continue to monitor opportunities to obtain additional Vouchers. Since the last 5 year plan the Authority has partnered with BAMSI to bring an additional 14 Mainstream Vouchers to the City The Authority and its related non profits will continue to acquire and build units for low income families. The Authority has built and rehabbed over 40 units since the adoption of our last 5 year plan The Authority will work towards increasing alternative funding to reduce reliance on Federal and State funding. We will also continue cost cutting measures to try to make up for the severe cuts in both the State and Federal programs which has caused the Authority to become a standard performer under the PHAS scoring system. In the past five years we have left 11 positions vacant and contracted out the painting and cleaning of our vacant units as well as the keeping of our grounds. The Authority will continue to aggressively pursue opportunities to modernize our units. In the past five years we have secured an \$11 million dollar bond to complete a comprehensive renovation of the Crescent Court Family Development. 122 units of Elderly housing at Sullivan Tower have also received comprehensive modernization and we are 50% complete with the Modernization of the 318 units at Caffrey Towers Elderly complex. The Authority will continue to work toward providing homeownership opportunities, educational and economic opportunities. In the past 5 years eight Family Self sufficiency participants and six Section 8 participants have become home owners. Improve Resident Satisfaction. In the past five years we have met with the Resident Advisory Board to discuss the needs and issues facing the residents. Through these meeting we have addressed issues around security, infestation, modernization, training and policy development. Ensure Equal Opportunity in Housing for all Americans. In the last five years the Authority has joined the Statewide Section 8 waiting list to ensure resources are available to all applicants. We have also continued with outreach to local churches and service agencies to ensure that the public is aware of resources available to them through the Authority. We have trained our maintenance and management staff on issues regarding Section 504 reasonable accommodation, English as a second language and many more. Expand the supply of assisted housing. The Authority is considering acquiring through federalization, the BHA's existing Massachusetts state housing program units at Belair Tower (269 dwelling units) and Roosevelt Heights (102 dwelling units) Increase economic opportunities for our residents. In the last 5 years we have hired over 30 residents to perform various jobs at the Authority. We have also worked with local agencies to bring educational opportunities to the Authority to address issues that prevent our residents from becoming self sufficient. 				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The Brockton Housing Authority amended its plan to included ARRA Capital funds and subsequent changes to the Capital Fund plan due to circumstances surrounding this new funding. All other elements are the same as of the advertising date of this plan.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the Annual Plan and all of its elements can be obtained at the Authority's administrative offices located at 45 Goddard Road, Brockton, MA, 02301 and at each Asset Management Office.</p> <p>The following documents are submitted with this plan as attachments</p> <table border="0"> <tr> <td>Violence against Women Activities</td> <td>File ma024g02</td> </tr> <tr> <td>Resident Advisory Board Comments</td> <td>File ma024i02</td> </tr> </table>	Violence against Women Activities	File ma024g02	Resident Advisory Board Comments	File ma024i02
Violence against Women Activities	File ma024g02				
Resident Advisory Board Comments	File ma024i02				
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>The Authority continues to award Projected based Section 8 vouchers to landlords who demonstrate proper care and attention to their properties and residents. We have used and will continue to use the program to address concentration of poverty issues. We have also used the program in conjunction with other neighborhood revitalization activities to promote investment in neighborhoods with available rental units.</i></p> <p><i>The address of each unit is attached to this plan in File ma024h02</i></p>				
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>				
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachments ma024a01, ma024b01, ma024c01 and ma024d01</p>				
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachments ma024e01 and ma024f01</p>				
8.3	<p>Capital Fund Financing Program (CFFP).</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>				
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The greatest barriers to increased availability of high-quality, affordable housing continues to be extremely limited public funding and more limited private sector interest in developing affordable housing in Brockton. The real estate market is currently in a severe downturn, the mortgage market is still tight, and rents and sale prices are still out of reach for many low- and moderate-income households due to rapid escalation in recent past years, combined with uncertainty in the market on the parts of buyers, sellers, financiers and investors.</p> <p>For the second year in a row, Brockton is second only to Lawrence MA in the severity of its current foreclosure and distressed property situation. At the end of March 2009, 2,433 properties (projected to encompass over 4,400 units) were at some point in the foreclosure process from petition and public notice of intent to foreclose to foreclosure auction to REO (real estate owned, meaning the bank or other entity had purchased the property at the auction).</p> <p>The Authority has no complaints of discrimination based on race, creed color, national origin or sexual preference in the past twelve months. We have not experienced any problems in our rental assistance programs that could be tied to discrimination. We continue to do out reach to minority populations to ensure equal access to housing resources. Limited public funding and private investment interest are remaining barriers to increasing the supply of affordable housing.</p> <p>Overall, the experiences of participants in the City's Rental Assistance program have found little problem finding adequate housing. The primary issue facing residents of all low income demographics is affordability and the availability of subsidized or affordable housing. These issues have been pivotal in the determination of the Authority's five year plan</p>				

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> <p>It is clear that the single most difficult issues facing low income residents in the City is the lack of affordable housing, additional subsidies and economic opportunities. The Authority is working with a number of partners to acquire and rehabilitate foreclosed properties in the City and rent them to low income families. The Authority is also searching for additional rental assistance units. We have submitted a grant application for a public housing family self-sufficiency coordinator to supplement the good work that is currently being done in the family self sufficiency program. The Authority is also a strong partner with the local and regional homeless coalitions and has two homeless programs. It is our goal to create a continuum of care for families in distress due to their housing situation to allow families to access the continuum at the appropriate level and to offer opportunities for economic and housing self sufficiency. We are also exploring partnerships with private and non profits entities to develop mixed income developments in and around the intermodal transportation hub in the City.</p> <p>The Authority will continue to work closely with the Resident Advisor Board to develop strategies to address the housing needs of low to moderate income families in the City.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The Authority has started a training regiment for all employees to ensure that our staff is prepared to meet the challenges of shrinking resources, increased regulatory demand and an ever increasing populace with multiple needs. We have also partnered with several service agencies to ensure that our residents continue to receive the services that they need and are entitled to.</p> <ol style="list-style-type: none"> 1. Since the last 5 year plan the Authority has partnered with BAMSI to bring an additional 14 Mainstream Vouchers to the City 2. The Authority has built and rehabbed over 40 units since the adoption of our last 5 year plan 3. In the past five years we have left 11 positions vacant and contracted out the painting and cleaning of our vacant units as well as the keeping of our grounds. 4. In the past five years we have secured an \$11 million dollar bond to complete a comprehensive renovation of the Crescent Court Family Development. 122 units of Elderly housing at Sullivan Tower have also received comprehensive modernization and we are 50% complete with the Modernization of the 318 units at Caffrey Towers Elderly complex. 5. In the past 5 years eight Family Self-Sufficiency participants and six Section 8 participants have become home owners. 6. In the past five years we have met with the Resident Advisory Board to discuss the needs and issues facing the residents. Through these meeting we have addressed issues around security, infestation, modernization, training and policy development. 7. In the last five years the Authority has joined the Statewide Section 8 waiting list to ensure resources are available to all applicants. We have also continued with outreach to local churches and service agencies to ensure that the public is aware of resources available to them through the Authority. We have trained our maintenance and management staff on issues regarding Section 504 reasonable accommodation, English as a second language and many more. 8. The Authority is considering acquiring through federalization, the BHA's existing Massachusetts state housing program units at Belair Towers (269 dwelling units) and Roosevelt Heights (102 dwelling units) 9. In the last 5 years we have hired over 30 residents to perform various jobs at the Authority. We have also worked with local agencies to bring educational opportunities to the Authority to address issue that prevent our residents from becoming self sufficient. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Brockton Housing Authority defines the significant amendment and substantial deviation/modification to the PHA Annual Plan as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Changes to the Public Housing Admissions and Continued Occupancy Policy; • Changes to the Section 8 Housing Choice Voucher Program Administrative Plan; • Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Requirements for Significant Amendments to the PHA Plan</p> <p>Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:</p> <ul style="list-style-type: none"> • The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13); • The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and • The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17). • The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public. • The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23). <p>The Authority defines a significant amendment or substantial modification to our five year plan as any change in policy and or business model that is not consistent with the mission statement contained in the plan or with the goal outline in the plan.</p>

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)
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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.

Brockton Housing Authority

Project Based Housing Choice Vouchers

37 Ellsworth St., #3, Brockton, MA 02301
10 Turner Street, , Brockton, MA 02301
103 N. Warren Avenue, , BROCKTON, MA 02301
105 N. Warren Avenue, , BROCKTON, MA 02301
11 Huntington Place, #1, Brockton, MA 02301
11 Morello Drive, , Middleboro, MA 02346
11 Snow Ave., , Brockton, MA 02301
110 Menlo Street, #1, BROCKTON, MA 02301
110 Menlo Street, #2, BROCKTON, MA 02301
110 Menlo Street, #3, BROCKTON, MA 02301
111 Pleasant Street, , Brockton, MA 02301
125 Pleasant St., #12, Brockton, MA 02301
125 Pleasant Street, #4, Brockton, MA 02301
125 Pleasant Street, #9, Brockton, MA 02301
13 Snow Ave., , Brockton, MA 02301
135 N. Warren Avenue, , Brockton, MA 02301
137 N. Warren Avenue, , Brockton, MA 02301
14 Nelson Drive, Unit 1G, , Randolph, MA 02368
17 Turner Street, , Brockton, MA 02301
19 Turner Street, , Brockton, MA 02301
199 N. Warren Avenue, , Brockton, MA 2301
200 Forest Avenue, #1, BROCKTON, MA 02301
200 Forest Avenue, #2, BROCKTON, MA 02301
200 Forest Avenue, #3, BROCKTON, MA 02301
21 Hereford Street, , Brockton, MA 02301
210 Belmont Street, #2, Brockton, MA 02301
22 Hereford Street, , Brockton, MA 02301
23 Hereford Street, , Brockton, MA 02301
24 Baxendale Avenue, , BROCKTON, MA 02301
24 Park Street #2, , Brockton, MA 02301
24 Park Street, #1, Brockton, MA 02301
24 Park Street, #3, Brockton, MA 02301
26 Baxendale Avenue, , Brockton, MA 02301
27 Ellsworth Street, , Brockton, MA 02301
28 Cleveland Avenue, #2, Brockton, MA 02301
28 Park Street, #1, Brockton, MA 02301
28 Park Street, #2, Brockton, MA 02301
28 Park Street, #3, , Brockton, MA 02301
31 Ellsworth Street, , Brockton, MA 02301
33 Falmouth Ave., #2, Brockton, MA 02301
34 E Main St, #2S, Brockton, MA 02301
34 E. Main Street, #1N, Brockton, MA 02301
34 E. Main Street, #2N, Brockton, MA 2301
34 Park Street, #3, Stoughton, MA 02072
37 Ellsworth Street, #1, Brockton, MA 02301
38 Sheppard Street #1, , BROCKTON, MA 02301
4 Brook Street, #2, BROCKTON, MA 02301

4 Walnut Street, , Brockton, MA 02301
41 Arlington Street, 3, BROCKTON, MA 02301
42 Green Street, #3, Brockton, MA 02301
466 Main Street, #1R, Brockton, MA 02301
57 Arthur Street, #5, Brockton, MA 02302
57 Arthur Street, #6, Brockton, MA 02302
57 Haverhill Street, , Brockton, MA 02301
58 Sawtell Ave. #3n, #3N, Brockton, MA 02302
608 Torrey St., , Brockton, MA 02301
61 Haverhill Street, #1, BROCKTON, MA 02301
61 Haverhill Street, #3, BROCKTON, MA 02301
64 Spring Street, , Brockton, MA 02301
65 Haverhill Street, , Brockton, MA 02301
65 Wyman Street, #2, BROCKTON, MA 02301
65 Wyman Street, #3, BROCKTON, MA 02301
66 Glenwood St., #3S, Brockton, MA 02301
66 Glenwood Street, #2N, Brockton, MA 02301
67 Pleasant St., #2, S. Weymouth, MA 02190
67 Wyman Street, #1, BROCKTON, MA 02301
7 Turner Street, , Brockton, MA 02301
81 Vine Street Apt., #2L, Brockton, MA 2301
826 N. Montello Street, #1S, Brockton, MA 02301
826 N. Montello Street, #2N, Brockton, MA 02301
826 N. Montello Street, #2S, Brockton, MA 02301
89 Spring Street, , Brockton, MA 02301
9 Turner Street, , Brockton, MA 02301
91 Spring Street, , Brockton, MA 02301

VAWA related Activities

The Brockton housing Authority is a recipient of a Domestic Violence Services Grant from the City of Brockton. The Authority has contracted with Brockton Family and Community Resources Inc. to provide Domestic Violence Services to our Residents.

BFCRI provides the following services within the Brockton community;

- ☐ Intake and referral program
- ☐ Advocacy for DTA, DSS, Medical and Legal
- ☐ Battered Women's Support Groups, day & evening. Day group offers free childcare
- ☐ Evaluation & assessment for dual diagnosed battered women
- ☐ Individual and group treatment for dual diagnosed battered women
- community advocacy
 - ☐ D.S.S. Liaison
 - ☐ Individual, group and family treatment (non-offending parent)
 - ☐ Psychiatric evaluations and medication management
 - ☐ Parenting group
 - ☐ Trauma Evaluations
 - ☐ Individual and group treatment for lesbian battered women & battered gay men
 - ☐ substance abuse evaluations and treatment
 - ☐ SafePlan Legal Advocacy Program
 - ☐ Supervised Visitation Programs
 - ☐ Civilian Police Advocates
 - ☐ Cape Verdean/Portuguese Project
 - ☐ Volunteer and Intern Program
 - ☐ Community Presentations and Training
- ☐ Safe Home Emergency Shelter Program

The staffs at the Authority as well as the resident leaders have been trained by BFCRI on domestic Violence awareness and have been given the appropriate referral contacts for our residents. The Authority also has two Brockton Community Police Officers who work with BFCRA and the Authority around matters concerning domestic violence.

BFCRI provides case management for BHA clients: follow-up phone contact to check on client's safety, referrals to legal support services, referrals for job training and housing issues, and crisis intervention.

BFCRI provides Bi-Lingual staff, and therefore has been able to reach out to victims in the BHA sites that English is not the primary language.

BFCRA and the Authority will continue to provide outreach in the community to raise Domestic violence awareness.

BFCRI will continue to provide training and resources to tenants and staff at BHA

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 Brockton MA0624			Locality (City/County & State) Brockton/Plymouth/MA		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	1,119,373	1,119,973	1,116,173	1,118,173
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		205,855	205,855	205,855	205,855
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		733,324	732,724	736,524	734,524
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		2,058,552	2,058,552	2,058,552	2,058,552

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 Brockton MA0624		Locality (City/county & State) Brockton/Plymouth/MA		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:		
	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2010 _____	Work Statement for Year 3 FFY 2011 _____	Work Statement for Year 4 FFY 2012 _____	Work Statement for Year 5 FFY 21013 _____
	24-4 Crescent Court Bond - Comp. Mod.	Annual Statement	733,324 Debt Service	732,724 Debt Service	736,524 Debt Service	734,524
	24-4 Crescent Court					
	Com Center Office - 504		850,000			
	Amp 1					
	24-6 Campello		10,000			
	Window Repl. Amp 2					
	24-7 Caffrey		1,119,373	1,119,973	1,116,173	1,118,173
	Resume comp mod					
	Amp 2					

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

[illegible]

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

Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY 2012			Work Statement for Year: <u>2013</u> 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
See						
Annual						
Statement	24-7 Caffrey Towers	159	1,116,173	24-7 Caffrey Towers		1,118,173
	Continue Comp. Mod.			Finish Comp Mod		
	finish kitch, baths, flooring, elect upgrade			finish kitch, baths, flooring, elect upgrade		
	Common areas & entrance AMP 2			Common areas & entrance AMP 2		
	Subtotal of Estimated Cost		\$ 1,116,173	Subtotal of Estimated Cost		\$ 1,118,173

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

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011**

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

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 Brockton MA0624			Locality (City/County & State) Brockton/Plymouth/ 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 <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	1,119,973	1,116,173	1,118,173	1,115,773
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		205,855	205,855	205,855	205,855
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		732,724	736,524	734,524	736,924
K.	Total CFP Funds		2,058,552	2,058,552	2,058,552	2,058,552
L.	Total Non-CFP Funds					
M.	Grand Total					

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 Brockton MA0624			Locality (City/county & State) Brockton/Plymouth/ MA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	24-4 Crescent Court Bond - Debt Service	Annual Statement	732,724	736,524	734,524	736,924
	Amp 1					
	24-7 Caffrey Towers Resume Comp Mod		1,119,973	1,116,173	1,118,173	1,115,773
	Amp 2					

U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2011</u> FFY 2011			Work Statement for Year: <u>2012</u> FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement	24-7 Caffrey Towers	159	1,119,973	24-7 Caffrey Towers	159	1,116,173
	resume suspended comp. mod			resume suspended comp. mod		
	kitch, baths, flooring, elect upgrade			kitch, baths, flooring, elect upgrade		
	Common areas & entrance Amp 2			Common areas & entrance Amp 2		
	Subtotal of Estimated Cost		\$ 1,119,973	Subtotal of Estimated Cost		\$ 1,116,173

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

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	See			
Annual				
Statement				
	n/a			
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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

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: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024510 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
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)	205,855			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,019,373			
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	733,324			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	2,058,552			
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				

¹ To be completed for the Performance and Evaluation Report.

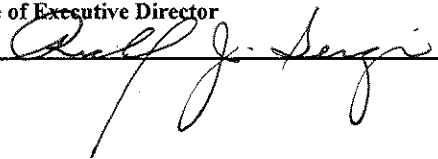
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024510 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 11/5/09		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024510 CFFP (Yes/ No): Replacement Housing Factor Grant No:				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 ¹	Funds Obligated ²	Funds Expended ²	
BHA Wide	Modernization Staff Salaries							
	Director Of Modernizatio	1410		79,186.				
	Associate Director	1410		72,629				
	Administrative Aide	1410		54,040				
24-7 Caffrey Tower	A/E Services	1430		100,000				
Amp 2	Resume Comp. Mod.							
24-4 Crescent	Office addition to Community	1460		850,000				
Amp 1	Center - 504 compliant							
24-6 Campello	Energy Conservation	1460		10,000				
Amp 2	Ameresco - windows							
24-7 Caffrey	Resume Comp. Mod	1460		159,373				
24-4 Crescent	DEBT SERVICE	9000		733,324				

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.

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Brockton Housing Authority					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
24-4 Crescent	8/30/12		8/30/14		
24-6 Campello	8/30/12		8/30/14		
24-7 Caffrey	8/30/12		8/30/14		

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

PHA Name:
Brockton Housing Authority

Federal FFY of Grant:
2010

[illegible]

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

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: Brockton Housing Authority MA024		Grant Type and Number Capital Fund Program Grant No: MA06S02450109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2009 ARRA Rev #1 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
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)	282,386		282,386	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	140,000		128,120	75,019.34
8	1440 Site Acquisition				
9	1450 Site Improvement	600,000			
10	1460 Dwelling Structures	1,601,477	875,977		
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	200,000	125,000		
17	1499 Development Activities ⁴		800,500		
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)	2,823,863		410,506	75,019.34
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	350,000			
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				

¹ To be completed for the Performance and Evaluation Report.

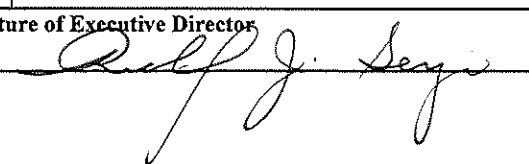
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Brockton Housing Authority MA024		Grant Type and Number Capital Fund Program Grant No: MA06S02450109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 ARRA Rev #1 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 11/5/09		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: Brockton Housing Authority MA024		Grant Type and Number Capital Fund Program Grant No: MA06S02450109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 ARRA Rev #1		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MA 024-04	Salaries							
Crescent Court	Mod Director	1410		120,000		120,000		
AMP 1	Assoc. Mod Director	1410		87,500		87,500		
	Admin Aide	1410		74,886		74,886		
	A/E Fee	1430		140,000		128,120	75,019.34	
	Site Work - Re-loam&seed,raise	1450		600,000				
	walkways504 standard, pave, planting							
	Replace baseboard heat 2nd floor	1460		1,501,477	875,977			
	Install seismic clips per code							
	install new hard-wood flooring							
	new bathroom ventilation							
	Temporary Relocation	1495		200,000	125,000			

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
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Brockton Housing Authority MA024		Grant Type and Number Capital Fund Program Grant No: MA06S02450109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 ARRA Rev #1		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
MA024-06	Campello High Rise	1460		100,000	-0-			Reprogram to
AMP 2	Energy Conserv. New Windows (AMERESCO)							2009 CF
New Development	Federalization 667-3 Belair Tower	1499	269	567,250				
Amp 2	Renovate 14 units to 504 standards							
	Renovate 5 units audio& visual							
	impairment free - re-work walkways							
New Developmen	Federalization 200-1 Roosevelt	1499	102	233,250				
Amp 1	Heights							
	Renovate 3 units to 504 standards							
	(3 existing) and rework walkways							
	and audio visual apartments							

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Brockton Housing Authority MA024				MA06S02450109	
				Federal FFY of Grant: 2009 ARRA Rev #1	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA024-04	3/17/10		3/17/12		
Crescent Court					
New Dev Fed 667-3	3/17/10		3/17/12		
New Dev Fed 200-1	3/17/10		3/17/12		

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

PHA Name:
Brockton Housing Authority MA024

Federal FFY of Grant: 2009 Am. R&R Act
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[illegible]

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

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: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 Date of CFFP: 10.08.08		Replacement Housing Factor Grant No: FFY of Grant: 2009 Rev #1 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	2,000			
4	1410 Administration (may not exceed 10% of line 21)	205,855			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,067,373			
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	30,000			
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	733,324			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	2,058,552			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	30,000			
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	552,318			

¹ To be completed for the Performance and Evaluation Report.

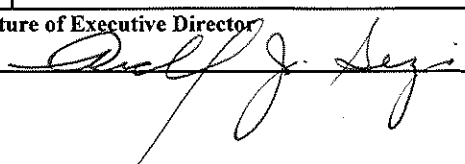
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 Date of CFFP: 10.08.08		Replacement Housing Factor Grant No: FFY of Grant: 2009 Rev#1 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 11/5/09		Signature of Public Housing Director Date	

Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Brockton Hosuing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 Rev #1		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
pha wide amp 1&2	Staff Training	1408		2,000				
pha wide amp1&2	Director of Modernization	1410		79,186				
	Technical Assitant	1410		72,629				
	Administrative Aide	1410		54,040				
24-4 Crescent								
Amp 1	A/E Services = Phases 3&4	1430		8,000				
24-3 Manning	A/E Services - replace roof	1430		10,000				
Amp 2								
24-6 Campello	A/E Services Energy Conservation	1430		1,000				
Amp 2								
24-7 Caffrey								
Amp 2	A/E Services - re-start comp. mod.	1430		1,000				

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² To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages								
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P024509 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 Rev #1		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost:		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
24-4 Crescent	Continuation of Comp. Mod. Phase4							
Amp 1	HP Parking at Com Center & new							
	office addition to Com Center504			180,000	1,000			
	Replace 2nd floor radiation	1460		390,000	189,000			
	Seismic Clips	1460		44,897				
	Wood Flooring & bathrrom venting	1460		300,158	180,158			
24-3 Manning								
Amp 2	Repalce failed roof	1460		100,000				
24-6 Campello								
Amp 2	Energy Conservation Windows-doors	1460		52,318	552,318			
	AMERESCO							
24-4 Crescent	Temporary Relocation Residents	1495.1		30,000				
Amp 1	Belongings to install flooring							
24-4 Crescent	Debt Service - Bond Issue	9000		733,324				
Amp 1								

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Brockton Housing Authority				Federal FFY of Grant: 2009 Rev #1	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
24-4 Crescent					
Comp Mod phases 3&4	7/14/11		7/14/14		
Amp 1					
24-3 Manning					
Amp 2	7/14/11		7/14/14		
24-6 Campello	7/14/11		7/14/14		
Energy Conservation					
Amp 2					
24-7 Caffrey	7/14/11		7/14/14		
resumption com. mod.					
Amp 2					

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PHA Name:

Federal FFY of Grant:

[illegible]

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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
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)	223,088		223,088	3,030,77
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	115,960	40,000	19,911.14
8	1440 Site Acquisition				
9	1450 Site Improvement	166,000		48,721.13	
10	1460 Dwelling Structures	1,016,158	990,198	200,000	7,991.36
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	735,642		735,642	185,321
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	2,230,888		1,247,451.13	216,254.27
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		<input checked="" type="checkbox"/>		

¹ To be completed for the Performance and Evaluation Report.

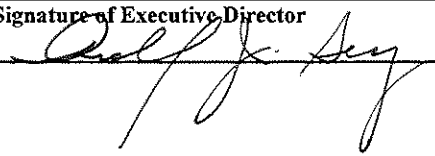
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Part I: Summary					
PHA Name: Brockton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02450108 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 Rev #1 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 11/03/09		Signature of Public Housing Director 	

Part II: Supporting Pages								
PHA Name: Brockton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P02450108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008 Rev #1		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
BHA Wide	Modernization Staff Salaries	1410						
	Director of Modernization	1410		85,465		85,465	3,030.77	
	Technical Assistant	1410		78,661		78,661		
	Administrative Aide	1410		58,692		58,692		
MA 24-4 Crescent AMP 1	A/E Services - Comp Mod Ph. 3&4	1430		89,000	115,960	40,000	19,911.14	
MA 24-7 Caffrey AMP 2	A/E Services Resume Comp Mod	1430		1,000	-0-			Reprog 09 CF
MA 24-4 Crescent AMP 1	Storage Sheds & Ph 1 Landscaping	1450		166,000		48,721.13		
MA 24-4 Crescent AMP 1	Comp Mod Community Center Addition	1460		1,000				
	Kitchen Renovations -Cab & Counter	1460		247,274	119,098.13	200,000	7,991.36	
	Ph 4 Flooring, bath Venting	1460		164,676	466,891.87			
	Replace 2nd Floor Radiation	1460		403,208	403,208			

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² To be completed for the Performance and Evaluation Report.

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PHLA Name:

Federal FFY of Grant:

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RAB Comments

The Brockton Housing Authority meets with the Residents Advisor Board on a monthly basis. The meeting is run by the residents with an agenda that is set by the board. At each meeting the Authority is also allowed to introduce issues and or developments that may affect the residents. There has been one significant amendment to the 2009 Annual plan, the addition of the ARRA funds, which has been discussed with the RAB during these meetings.

The 2010 Annual plan introduces the fact that the Authority intends to pursue the federalization of two developments, Roosevelt Heights 200-1 and The Belair High rise. The Resident Advisory Board introduced this idea to the Authority during a scheduled meeting. The Resident leadership requested the Authority pursue the idea.

The Annual and five year plan were developed after these discussions. No comment was received by the Authority from the RAB or any other person or group regarding the Annual and five year plan.