

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>Northampton Housing Authority</u> PHA Code: <u>MA-026</u> PHA Type: <input checked="" 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): 07/2011					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 110_(Florence Hgts 50; McDonald Hse 6 1 unit approved as Off-Line) Number of HCV units 656: Conventional 329; Exp. Use Enhanced 121 Project Based 41: Port-Out 10; VASH 155					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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 Northampton Housing Authority is committed to ensuring decent, safe and affordable housing, and housing opportunity, for the citizens of Northampton and the region in an effort to maintain the economic diversity of the Community. To this end the NHA shall strive to create and maintain clean and secure housing developments, offer a variety of housing opportunities for the community's citizens, assure fiscal integrity by all program participants, and work to support initiatives to provide opportunities for residents who wish to gain self-sufficiency and economic independence. The effectiveness of these endeavors is measured, in part, by the dedication of an innovative and caring staff to efficient program management, and collaboration with residents, community service providers, and Northampton's government and community leaders.					

5.2	<p>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.</p> <ol style="list-style-type: none"> 1. Expand Assisted Housing Opportunities- a/ Continue progress on expansion of VASH program, including full utilization of those Vouchers, as well as implementing project-basing of vouchers. b/ Continue utilizing Exception Payment Standard to allow voucher holders greater flexibility in the use of their vouchers, and apply for 120 Exception Payment Standard, if justified by need. PROGRESS- We are demonstrating high utilization rates with the VASH program, public housing and Conventional Section 8 program. It was determined that a payment standard of 110% was all our budget allocation could handle. 2. Improve Quality of Assisted Housing- a/ Utilize Capital Fund and ARRA grants for upgrades in accord with Physical Needs Assessment. PROGRESS- Utilized all of our ARRA grant; continued progress employing effective maintenance and management policies to minimize the number of public housing units off-line during vacancies. However, winter 2010-11 weather hampered more impressive progress. 3. Collaborate with larger area PHAs to offer Section 8 for homeownership, and self sufficiency programs. 4. Improve Cost Efficiency and Resident Satisfaction-a/Produce Lease Orientation Video, and HQS video. b/Reduce energy and utility costs for agency and residents by utilizing energy efficient appliances and fixtures, and upgrading heating plant with high-efficiency boilers, etc. c/Reduce Lease-up time for public housing units. d/Continue innovative Resident Benefit Counseling Program to assure all PHA residents are receiving benefits for which they are entitled. PROGRESS- No progress on (a); great strides on (b) especially at 26-2 where new high efficiency boiler has reduced energy costs; progress on (c) though largely due to small number of vacancies; (d) Resident Benefit Counseling Program continues to improve good-will through this program. 5. Improve Community Quality of Life- a/ Continue to utilize CORI and III to better screen applicants, b/Continue to partner with the Northampton Public Schools for after school enrichment programs at 26-1. PROGRESS- (a) All applicants are CORI cleared. (b) After school enrichment program terminated due to lack of City funds.
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: none</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. NHA Offices</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
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.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Attached</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. The NHA will continue to monitor rents in the private market and seek a higher exception payment standard, if justified, and if budget allocation will allow without reducing number of voucher holders served. The NHA will continue outreach efforts to landlords to reduce search-time for VASH recipients. The NHA will continue to proceed with development efforts described in 9.0 above, and push for funding of the projects, currently stalled by state bond-cap ceilings. Utilizing data from the Physical Needs Assessment the NHA will continue to improve its properties as described in the Capital Plan section of this Plan. Continue to ensure that residents are receiving non-HUD benefits to which they are entitled through continuation (at least through years 1-3 of this Plan) of our Resident Benefit Counseling program.</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. See 5.2 above</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</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> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

To a large degree, Northampton’s success as a culturally and economically diverse, economically vibrant, safe, caring and well-managed small city is cause for much of the housing needs faced by low-income families and individuals here.

As identified by the City’s Consolidated Plan, the City and the NHA have utilized Federal, State and local resources to create an impressive assortment of housing programs for eligible families, and these programs – many of which are the only ones of their kind in the immediate area—have attracted more needy families who attempt to solve their housing needs in Northampton. For example, the City provides local resources for a winter season “cot shelter” which serves individuals from the region, funds housing search and landlord-tenant mediation programs, assists fixed-income elders with a home repair program. As another example, Northampton’s Housing Partnership has provided resources to renovate, and return to the market, affordable rental stock, including SRO housing. The Valley Community Development Corporation sponsors counseling, and provides downpayment assistance to first time homebuyers.

As the home to the former Northampton State Hospital (NSH), and the locus for most of the community based mental health programs in the area, housing needs are magnified for this population. Fully 50% of the 450 “elderly” apartments rented by the NHA are rented to a younger disabled population. Additionally, a disproportionate number of residents of both the Grove St. Inn, a year-round homeless shelter, and the cot shelter program, are young, many with substance abuse histories. Only with extensive and on-going counseling, treatment and skills training, will this needy population truly fit into existing permanent housing programs. The City’s role in coordinating an impressive array of temporary and permanent housing is supported by the NHA.

Northampton provides the urban life for the 5 College community (of UMass, Smith College, Mt. Holyoke College, Hampshire College and Amherst College) and its more than 15,000 off-campus students. With its nightlife and safe streets, Northampton has become attractive to this population, which is able to pool resources to rent large numbers of local apartments, thus creating a demand which raises rents greater than those which working families can afford (and which exceed FMR’s for the City, which is lumped in with the lower priced Springfield MSA, located 25 miles away).

Northampton’s lack of supply of affordable housing is magnified by the demand for it; a demand based on the City’s reputation for good schools, as well as its proximity to the VA Medical Center, its mental health services, and notoriety as a community which offers safe shelter services, always not available in other local communities, and as a community which values the diversity of its population. The success of the local economy, and the service sector jobs it has spawned, has led to employment opportunity, but housing opportunity, especially for low-skilled workers, lags dangerously in some measure because, for the most part, the City has been built out, but more ominously because of the failure of federal and state policies to provide for the financing or new affordable housing, and other measures for families impacted by the recession. The NHA applied for and now administers vouchers supporting the VASH program, to provide permanent housing linked to supportive services for homeless veterans, some of whom, now that they have a

base of operations with an apartment of their own, are working and regaining independence. The NHA has 155 vouchers; 90% either housed or searching as of April 15, 2011.

The City is in need of both preserving existing subsidized or affordable housing and creating new housing development for low-income families, including transitional housing for single individuals with essential mental health or substance abuse needs. Northampton has not seen the downturn in housing prices that other communities have seen during the recession, so price pressures remain for lower income families. Inherent in the creation of additional transitional housing is the need for the multi-faceted services needed to ensure that this housing is, in fact, transitional. Local and state resources have been made available to address these concerns, but without significant Federal involvement in the form of tax incentives for private housing creation – and social and human services to address deep-rooted social problems faced by participants – Northampton will continue to be an attractive victim of its own success, scratching the surface of its need for affordable housing while other area communities with less will do little to attempt to solve or even recognize the problem.

Northampton can not provide adequate, affordable housing for all its residents. As a result, the Northampton Housing Authority determined in 2000 that an affordable housing emergency exists in Northampton. This emergency is verified by multiple data sources, and the threat caused by the emergency takes several forms including:

- the use by HUD of an inaccurate and unreliable FMR for the NHA's jurisdiction which is weighted –in fact, the Springfield MSA was one of only five in the country to have its FMRs lowered in 2000 -- by low-rent apartments in the larger urban core of the MSA;
- regional data which shows that despite a relatively strong economy in terms of unemployment statistics, the poverty rate in the region has increased 40% between 1989 and 2005, creating a growing gap between the "haves" and the "have-nots" which is only exacerbated by escalating rents;
- data showing that despite the recession home prices in Northampton are holding steady
- national data indicating that the growth in new multi-family housing utilizing FHA mortgage insurance programs was non-existent since calendar year 2000

The Annual Plan calls for the NHA to take several significant steps in the near future. First, the NHA will seek to increase FMR's above their current level, while at the same time continuing to work with other similarly-affected communities to be re-classified from the Springfield MSA. The NHA will continue to utilize exception rents at 110% of the FMR, but can't seek a waiver for a higher Exception Payment Standard due to our budget authority, and because increased Hap payments would necessitate reducing the number of vouchers we could utilize.

The FMRs here have a devastating impact on the ability of new Section 8 participants to find eligible housing in Northampton, and existing participants to find different housing in Northampton and the northern sub-region of the MSA. Additionally, we believe that the FMR's have a negative impact on the desire of owner/developers to preserve or create affordability by utilizing any "mark up to market" components of their financing options. Northampton was most fortunate that the continued threat of pre-payment and loss of permanent affordability of an expiring use development, Meadowbrook Apts, in the City was curbed and those units were sold to a non-profit in 2005. The NHA now administers Preservation vouchers there.

The effect of the implementation of the FMR's has been, based on where new voucher holders are finding housing, to further concentrate poverty in the southern sub-region of the MSA, thus contradicting HUD policy established by Congressional mandate in QHWRRA.

The current FMRs fly in the face of what we know about rents in the Northampton-Easthampton area (the NHA's jurisdiction) the availability of Section 8-eligible housing here, and the actual experience of Section 8 participants seeking eligible housing. That knowledge is bolstered by a Rent Reasonableness survey conducted in 1999, an informal market survey conducted in 2000, and conversations with area landlords. The reduction in the FMR's in 2010 do not reflect the reality of rent increases requested by landlords in Northampton.

The Springfield MSA consists of two distinct geographical sub-regions. The first consists of the City of Springfield and surrounding communities including the cities of Chicopee and Holyoke. This first sub-region is predominated by the heavily-populated urban core of these cities, where rents are, indeed, at the levels suggested by the proposed FMRs. The second sub-region within the MSA is comprised of communities north of the Holyoke Mountain Range, in Hampshire and Franklin Counties, consisting, in part, of the City of Northampton, and the towns of Amherst Easthampton, Hadley, Sunderland and Williamsburg. This sub-region is comprised of smaller, less dense communities. Rents in these communities, which encompass our jurisdictional area, exceed the FMR's.

NHA analysis of HUD's January 2000 Random Digit Dialing (RDD) survey, which formed the basis of the current FMRs, indicates that the sample weight of surveys from the first sub-region –where rents are lower— drag down the FMRs for the whole MSA, with dramatic impact on the northern sub-region, including the towns of Northampton, Amherst, Sunderland, where rents are higher. Time, and the economy, have only exacerbated the problem.

The Northampton Housing Authority has also witnessed a dramatic recent increase in rents in it's jurisdictional community of Easthampton, combined with an equally dramatic, and causal, decrease in available Section 8-eligible housing supply in Northampton. For, example, new voucher holders are finding some difficulty in securing eligible housing in the City of Northampton, and this fact forms the basis for our use of a payment standard exception of 110%.

A further factor faced by Section 8 participants seeking housing in the northern sub-region is competition with college students from the Five College community, where fully 14,000 area college students living off-campus compete for scarce housing resources against working families. Students often use their shared income capacity to meet higher housing costs, whereas Section 8 families are limited by the Extremely-Low and Very Low Income guidelines of HUD. And as a community that remains, in the eyes of young people, a great place to live, former students tend to stay here, reducing our rental vacancy rate.

The NHA believes that the FMR's for the Springfield MSA are not an accurate reflection of the actual rents in the northern sub-region of the MSA. We will continue to request that the Springfield MSA be re-defined to meet more accurate rental patterns for the northern sub-region, where rents are higher. This will help accomplish HUD compliance with deconcentration of poverty mandates, and is crucial for us to comply with the 75% Extremely Low Income issuance guidelines.

The NHA's Annual Plan dovetails with the Consolidated Plan in our efforts to support a diverse and integrated population by providing a wide variety of programs.

The NHA continues to develop housing on property at the NSH granted it by the State Legislature. To date 20 units have been developed for families and clients of the Department of Mental Health. Ten more units are planned for clients of the Department of Mental Retardation, and plans are underway for 8-12 homeownership units for first-time buyers. Finally, in 2009, the NHA expects to receive permitting for two barrier-free family units to be built on property of our state-aided family development. That project will satisfy a Compliance Monitoring Agreement with HUD.

The macro-solution lies with both public sector housing development, and private sector housing development and housing preservation for our eligible populations. A further loss of expiring-use housing in the Community, and in the region, can not be replaced by any development the NHA could construct, or any that is contemplated or encouraged by federal housing policies.

Our existing HUD Conventional properties, Florence Heights and McDonald House, will greatly benefit by recent assistance provided by the American Recovery and Reinvestment Act.

The fact that the City of Northampton, in partnership with the NHA, is one of the few dozen Communities in Massachusetts to exceed 10% affordability in its housing stock demonstrates its commitment to creating an economically diverse community. The NHA plans to continue its partnership.

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.

AMENDMENTS TO ADMISSIONS & CONTINUED OCCUPANCY POLICY

1.

To amend Addendum A to the Federal leases at

- McDonald House on Page 1 --Section II Additional Tenant Obligations, subsection **B. Safety**, by adding a sub-part 7d; and
- Florence Heights on Page 1-- Section II Additional Tenant Obligations, subsection **B. Safety**, by adding a sub-part 8e, as follows:

“not leaving unattended any lit device, including, but not limited to, candles, incense sticks, oil lamps, or cigarettes.”

AMENDMENTS TO SECTION 8 ADMINISTRATIVE PLAN

1

On Page 14-3, to amend Chapter 14 – CONTRACT TERMINATIONS, Section C, TERMINATION OF TENANCY BY THE OWNER: EVICTIONS, by adding a new sub-section entitled, “Termination of Tenants at Foreclosure”, as follows:

Section 703 of the Protecting Tenants at Foreclosure Act (PTFA), which is part of the Helping Families Save Their Homes Act of 2009 (Public Law 111-22, approved May 20, 2009); and The American Recovery and Reinvestment Act of 2009 (Public Law 111-5, approved February 17, 2009) (Recovery Act), provide protections for families assisted under the Section 8 program who live in housing facing foreclosure. PIH Notices 2009-52 and 2010-49 provide guidance on notification to residents affected by foreclosure of their rights, and amending the HAP contract to include the following in Section C:

and in the case of an owner who is an immediate successor in interest pursuant to foreclosure during the term of the lease vacating the property prior to sale shall not constitute other good cause, except that the owner may terminate the tenancy effective on the date of transfer of the unit to the owner if the owner—

- (i) will occupy the unit as a primary residence; and

(ii) has provided the tenant a notice to vacate at least 90 days before the effective date of such notice.

Further, the HAP contract shall provide that:

On any residential real property in which a recipient of assistance under this Contract resides, the immediate successor in interest in such property pursuant to the foreclosure shall assume such interest subject to the lease between the prior owner and the tenant and to the housing assistance payments contract between the prior owner and the public housing agency for the occupied unit. Further, this provision shall not affect any State or local law that provides longer time periods or other additional protections for tenants.

The provisions of this sub-section expire on December 31, 2012, unless extended by Act of Congress.

2.

On Page 10-5, to Amend Chapter 10- HOUSING QUALITY STANDARDS AND INSPECTIONS, Section H, EMERGENCY REPAIR ITEMS, by adding an “*” after the words “Electrical problem which could result in shock or fire”, and further by adding the following at the conclusion of the list:

“* The inspector shall utilize guidance contained in PIH Notice 2010-10 to determine if the outlets tested meet HQS standards. A tenant may provide confirmation that a two-prong outlet is operating based on use of the outlet.”

3.

On Page 11-6, to Amend Chapter 11- OWNER RENTS, RENT REASONABLENESS, AND PAYMENT STANDARDS , Section F, Exception Payment Standards, by adding a new sub-section, as follows:

Exception Payment Standard For Persons With Disabilities As A Reasonable Accommodation

When the Payment Standard for a subject property or community is less than 110%, the NHA may, as a reasonable accommodation to a person with disabilities who has so requested, and who has demonstrated that they have had difficulty securing adequate housing (or where the difficulty would be or is evident to the NHA staff person), approve a Payment Standard of up to 110% of

the FMR. {See 24 CFR 982.505.d., and PIH Notice 2010-11} Any payment standard greater than 110% must be approved by the HUD Field Office.

4.

On Page 13-1, to Amend Chapter 13- MOVES WITH CONTINUED ASSISTANCE/PORTABILITY, Section B, RESTRICTIONS ON MOVES, by striking the existing language and inserting the following:

B. RESTRICTIONS ON MOVES [24 CFR 982.314, 982.552(a), PIH Notice 2011-3]

Families will not be permitted to move within the NHA's jurisdiction during the initial year of assisted occupancy.

Families will not be permitted to move outside the NHA's jurisdiction under portability procedures during the initial year of assisted occupancy.

Families will not be permitted to move more than once in a 12-month period.

The NHA will deny permission to move if there is insufficient funding for continued assistance of other currently assisted families, and this insufficient funding would lead to termination of assistance to another family(ies) during that calendar year. {982.314(e)(1). {In this case, the NHA will notify the Boston HUD Office of the circumstances, and provide to HUD required financial analysis demonstrating this financial burden. Families denied assistance for this reason will be notified in writing at the time of the denial, said letter containing notification of when the family's request can be reconsidered and that the family will be notified in writing of the reconsideration due to the availability of funds}}

The NHA will deny permission to move if:

- The family has violated a Family Obligation.
- The family owes the NHA money.
- The family has moved out of the unit in violation of the lease, provided that the Owner of the initial unit may give the family permission to move.*

{*The Violence Against Women Act provides that a family that is a victim of domestic violence, as defined by the Act, may receive a voucher and move in

violation of the lease under portability procedures if the family has complied with all other obligations of the voucher program, and has moved out of the assisted unit in order to protect the health or safety of an individual so covered by the Act, and who reasonably believes that they are in imminent threat of harm from further violence if they remained in the assisted unit. The NHA shall require the victim of domestic violence to provide a Form 50066 as verification of the reason for the move.}

The Leased Housing Administrator may make exceptions to these restrictions if there is an emergency reason for the move over which the participant has no control.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

On an ongoing basis, the Northampton Housing Authority reviews its programs to determine whether there are impediments to fair housing choice within its programs and to state what actions it has taken, or would like to take, to reduce or eliminate those impediments. This review is conducted within the context of Impediments to Fair Housing identified by the City of Northampton.

Impediment # 1 Low fair market rents narrow the choices available to Section 8 recipients. We continue to identify the disparity between actual rents in the southern tier (including Springfield, Chicopee, and Holyoke) of the Springfield MSA and the northern tier of communities (including Amherst, Northampton, and Sunderland) as the primary impediment to choice of quality apartments within our region. For example, this year's FMR's were lowered, a phenomenon that bears little relationship to actual rents in the northern tier, where most of our voucher holders rent. Despite efforts over the last decade to seek Congressional action to separate the MSA, this problem remains at the heart of our agency's impediments to fair housing. The NHA has raised its payments its standards to 110% of the FMR, an action that has mitigated the problem, to some degree budgetary pressures on the NHA, as a result of our Annual Section 8 budget allocation have led to a decision not to seek an Exception Payment Standard of up to 120% from HUD. Rather, we have incorporated the fact that Section 8 recipients might need additional search time into our Section 8 Administrative Plan, and this has seemed to allow sufficient search time.

Impediment # 2 Discrimination based on receipt of Section 8 Vouchers The City of Northampton has identified this as an impediment in its most recent analysis. We have not identified this as a problem for our voucher holders. The NHA, during its Recipient Voucher Orientation spends time and provides information to educate recipients as to this issue, and provides them with referral to the appropriate Fair Housing agencies.

Impediment # 3 Adequate housing for persons with disabilities The NHA has failed to complete the terms of a voluntary compliance agreement with the Office of Fair Housing related to the construction of two barrier free apartments, to be built with State funds as the State budget crisis has put funding on hold for this project; funding is now available and the NHA expects to seek permitting in 2011 and construction in 2012.

Impediment # 4 Addressing homelessness among our veteran population The location of the Veterans Administration Hospital in Leeds and the focus of their work with substance abusing veterans has been identified by the NHA as an impediment to housing opportunities by an eligible population. Accordingly, the NHA has played an active role in seeking Veterans Administration Supportive Housing Vouchers. We have received 155 vouchers in three increments with all but the last increment being fully utilized and housed.

RESIDENT ADVISORY BOARD

The Resident Advisory Board met on April 5, and April 7, 2011 to discuss issues related to the Joseph McDonald House and Florence Heights. There were approximately 20 residents present to discuss the proposed NHA Annual Plan update, and Amendments to the NHA'S Admissions and Continued Occupancy Policy.

The Executive Director reviewed the most significant change to the resident lease, a proposal to prohibit the unattended use of candles, incense sticks, oil lamps, coil type electric space heaters, or cigarettes. Residents seemed positive concerning this proposed change.

The Director then explained briefly Section 8 Administrative Plan changes. There was no comment.

The Director reviewed for the residents Capital improvements for McDonald House as they might become necessary. He began with an explanation of the use of Capital Funds for the replacement of the gas fired boiler that provides both heat and hot water to the building and pointed out how this improvement, utilizing a high efficiency system, would allow for more money to be available for Operating funds for part of the HUD funding scheme that allowed housing authorities to keep a portion of energy efficiency savings.

Several residents expressed an interest in the housing authority looking at the kitchen counters in the barrier-free units, only. It was stated that the adjustable counters may be nearing the end of their useful life.

Residents were of mixed minds about the need for new stoves and refrigerators and it was suggested that these be replaced as needed based on a survey of the residents.

Residents were very much interested in composting of vegetable matter, a program scheduled to begin this spring.

Mike Owens then reviewed both completed and planned improvements at Florence Heights.

The following items were completed over the last two years; total cost approximately \$ 125,000.

- Exterior painting
- Repair of metal columns
- New stair stingers and handrails for basement cellar ways
- New range hoods and fans
- Freezers/ refrigerators

New hot water tanks

Brush removal from the fence line

Initiated household recycling in cooperation with the City of Northampton

Planned improvement items for the near future include the installation of additional hot water tanks (some have already been replaced), new energy efficient boilers and updates to the GFI circuits. The regular spring clean up activities and the removal of trash from both sides of the fence line and trimming of brush was also discussed.

Mike Owens then asked for feedback from residents present.

Residents asked that an additional recycle contained for plastics be installed at the trash dumpster location, asked about grass seed for the area in front of units and noted that several units did not have a metal gate for the front patio. A newer resident and was generally very satisfied with the condition and quality of her apartment.

Iris Rosa noted that next month she will move into her own home here in Northampton as a participant with Valley Habitat for Humanity. Ms. Rosa discussed the need for the spring clean up at both Florence Heights and Hampshire Heights (the NHA state funded family development). She also noted the importance of community spaces at both developments and activities such as homework help for kids which is available on Mondays and Thursdays at the Florence Heights community room.

The group then discussed the challenges the NHA has in addressing the appearance and upkeep of the exterior (front and rear) of the units at the Florence Heights as well as the other common areas throughout the development.

VAWA ATTACHMENT

The NHA has amended its Policies and Administrative Plans to reflect the provisions of VAWA, so as to address acts of domestic violence on its properties which affect its residents and voucher holders. The NHA receives immediate reports from police agencies of incidents of domestic violence, and changes resident locks immediately, without charge. NHA Staff, including a retired female police officer, assist families with referral to Safe Passage, our local domestic violence advocacy agency. We assist applicants who are fearful that our screening processes might inadvertently identify them to their abuser by utilizing another housing authority (located in the eastern part of Massachusetts) to conduct landlord and character references on our behalf. The NHA provides notification of the provisions of VAWA to all HCV participants and to property owners. NHA staff has received training about the protections afforded by VAWA and are alert to the various circumstances in which participants may need to be reminded of their possible VAWA protections.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Northampton Housing Authority		Capital Fund Program Grant No: MA026P02650107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2007	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds	Original			
2	1406 Operations (may not exceed 20% of line 21) ³	71,998	71,998	71,998	71,998
3	1408 Management Improvements	6,000	6,000	6,000	6,000
4	1410 Administration (may not exceed 10% of line 21)	13,448	13,448	13,448	13,448
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,500	13,500	13,500	13,500
8	1440 Site Acquisition				
9	1450 Site Improvement			1,650	1,650
10	1460 Dwelling Structures			39,350	39,350
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures			0	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2007	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650107 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <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
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)	145,946	145,946
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director	
Date: 02/04/2011		Date	

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.

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA026P02650107 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406				71,998	71,998	Complete
HA Wide	Computer Upgrades	1408		6,000		6,000	6,000	Complete
HA Wide	Administration	1410		13,448		13,448	13,448	Complete
HA Wide	A & E Fees	1430		13,500		13,500	13,500	Complete
26-1 Florence Heights	Drainage & Landscaping Improvements	1450			1,650	1,650	1,650	Complete
26-2 MacDonald	Repair Grading Parking Lot	1450			0			
26-1 Florence Heights	Masonry and Porch Repairs	1460			17,747	17,747	17,747	Complete
26-1 Florence Heights	One (1) Gas Boiler/ New	1460			1,684	1,684	1,684	Complete
26-1 Florence Heights	Twenty Five (25) Water Heaters/ New	1460			17,987	17,987	17,987	Complete
26-2 MacDonald	VAT Flooring	1460		30,000		1,932	1,932	Complete
26-1 Florence Height	Replace Maintenance Garage Roof	1470		3,000		0		

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: Northampton Housing Authority						
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		
26-1, 26-2, HA Wide	9/12/2009	09/12/2009	9/12/2011	11/10/2009		

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

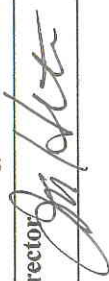
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650108 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010	<input type="checkbox"/> Revised Annual Statement (revision no:3) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
	Original	Obligated	
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	120,549	120,549
3	1408 Management Improvements	9,230	9,230
4	1410 Administration (may not exceed 10% of line 21)	14,419	14,419
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650108 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Estimated Cost	Total Actual Cost¹
Line		Original	Revised²
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	144,198	144,198
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director 		Signature of Public Housing Director	
Date 03/04/2011		Date	

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.

Part II: Supporting Pages						Federal FFY of Grant: 2008			
PHA Name: Northampton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P02650108 CFPP (Yes/No):			Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HA Wide	Software, Telephone & Filing System Upgrades	1408		24,457	0			> CAP 09	
HA Wide	Administration	1410		13,448	14,419	14,419	14,419	Complete	
26-1	Exterior Painting	1460			0			>ARRA	
26-1	Maintenance Garage Doors	1470			0	0	0		
26-1	Replace Range Hoods/Exhaust Fans	1460	50		0			> ARRA	
26-1	Community Room Upgrades	1460			0	0	0		
26-2	Community Room Upgrades	1460			0			> ARRA	
26-2	High Efficiency Domestic H/W Heaters	1460	2		0			> ARRA	
26-2	Ranges	1465.1	62		0			> ARRA	
HA Wide	Operations	1406		106,293	120,549	120,549	120,549	Complete	
HA Wide	Physical Needs Assess, Computers	1408			9,230	9,230	9,230	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.

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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2008
PHA Name: Northampton Housing Authority					Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide, 26-1 and 26-2	06-12-2010		06-12-2012		

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.

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 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 I: Summary		FFY of Grant: 2009 FFY of Grant Approval:		
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06F02650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	Revised Annual Statement (revision no:1)			
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	28,840	28,067	28,067
3	1408 Management Improvements	5,000	5,000	5,000
4	1410 Administration (may not exceed 10% of line 21)	13,448	11,040	11,040
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	96,910	0	0
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ 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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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	144,198	44,107
21	Amount of line 20 Related to LBP Activities	143,445	
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
08/04/2011		08/04/2011	

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.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
26-2 McDonald House	Replace Roof and Insulation	1460		96,910	0	0	0	Planning
26-2 McDonald House	Elevator Improvements	1460		0	38,000	0	0	Planning
HA Wide	Operations	1406		28,840	28,067	28,067	28,067	Complete
HA Wide	Computer Server Upgrade, HAB Training	1408		5,000		5,000	5,000	Complete
HA Wide	Administration	1410		13,448		11,040	11,040	Ongoing
26-1 Florence Heights	Replace Fencing	1450			15,350			Planning
26-2 McDonald House	Upgrade Fire Alarm Panel	1460			23,560			Planning

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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
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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2009
PHA Name: Northampton Housing Authority					
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	
26-2, HA Wide	09/14/2011		09/14/2013		

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

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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Northampton Housing Authority		Grant Type and Number: Capital Fund Program Grant No: MA06P026501-10 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost Revised ²	
Line		Original	Obligated
		Total Actual Cost ¹	
		Expended	
1	Total non-CFF Funds	100,074 Restricted	0
2	1406 Operations (may not exceed 20% of line 21) ³		0
3	1408 Management Improvements	28,593	12,869.75
4	1410 Administration (may not exceed 10% of line 21)	14,296	0
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		100,074
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.


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

³ PHAs with under 250 units in management may use 100% of CFF 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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P026501-10 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
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)	142,963	12,869.75
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director 		Date 08/04/2011	Signature of Public Housing Director
			Date

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.

Part II: Supporting Pages		Federal FFY of Grant: 2010				
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P026501-10 CFPP (Yes/No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
HA Wide	Phone System Upgrade	1408		6,139.26	6,139.26	Complete
HA Wide	HAB Training	1408		4,490	4,490	Complete
HA Wide	Computer Hardware/ Software Upgrades	1408		2,240.49	2,240.49	Complete
HA Wide	Other Management Imp[rovements	1408		15,723.25	0	Planning
HA Wide	Administration	1410		14,296	0	Planning
26-1 Florence Heights	Replace Flooring	1460		3,164	0	Planning
26-2 McDonald House	Replace Roof and Insulation	1460		96,910	0	Planning

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
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Part III: Implementation Schedule for Capital Fund Financing Program						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			
	MA026 1 & 2	07/14/2012		07/14/2014			

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
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Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval:	
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650111 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	23,607	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	11,803	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	82,625	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<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:) <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
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)	118,035	
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	82,625	
Signature of Executive Director		Signature of Public Housing Director	
		Date 08/04/2011	
		Date	

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.

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Federal FFY of Grant: 2011							
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650111 CFPP (Yes/No): Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		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		23,607					
HA-Wide	Administration	1410		11,803					
26-1 Florence Heights	Energy Efficient Boilers	1460	50	82,625					

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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
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Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2011	
PHA Name: Northampton Housing Authority					
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
26-1, HA Wide	8/2/2013		8/2/2015		

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
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Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06S026501-09 ARRA Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 12/31/2010) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ 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)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	4,000	4,000
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	178,526	148,765
11	1465.1 Dwelling Equipment—Nonexpendable		27,466
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	2,295	2,295
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary		FFY of Grant: 2011	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
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)	118,035	
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	82,625	
Signature of Executive Director		Date 08/04/2011	Signature of Public Housing Director
			Date

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.

Part II: Supporting Pages											
PHA Name: Northampton Housing Authority						Federal FFY of Grant: 2009 Report Date: 12/31/2010					
Grant Type and Number Capital Fund Program Grant No: MA06S026501-09 (ARRA) CFFP (Yes/No): Replacement Housing Factor Grant No:			Total Estimated Cost		Total Actual Cost		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				
MA 26-1 Florence Heights	Exterior Paint	1460	Twelve (12) Buildings	92,526	69,800	69,800	69,800	Complete			
MA 26-1 Florence Heights	Arch. Design - Paint Specs and Bid Package	1430	Twelve (12) Buildings	4,000		4,000	4,000	Complete			
MA 26-1 Florence Heights	Cellar Stairwell Install Handrails & Replace Stringers	1460	Twelve (12) Buildings	12,000	23,880	23,880	23,880	Complete			
MA 26-2 McDonald House	Install High Volume High Efficiency Domestic Hot Water Heaters	1460	Two (2) DHW Heaters	44,000	49,500	49,500	49,500	Complete			
MA 26-1	Range Hoods / Exhaust Fans	1460	52		5,585	5,585	5,585	Complete			
MA 26-1 & 26-2	Appliances / 25 Refrigerators & 55 Ranges	1465.1	80		27,466	27,466	27,466	Complete			
MA 26-2	Community Room Upgrades	1475	5		2,295	2,295	2,295	Complete			
MA 26-2	Elevator Cab Updates	1460	2	30,000	0	0	0	Move to CAP FUND 09			

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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
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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2009		Reasons for Revised Target Dates
PHA Name: Northampton Housing Authority					Report Date: 12/31/2010		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
HA Wide, 26-1 and 26-2	03-17-2010	03-17-2010	03-17-2010	03-17-2012			

Capital Fund Program—Five-Year Action Plan

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

I: Summary						
Northampton Housing Authority MA026		Northampton, Hampshire, MA			Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	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
	PHA Wide					
B.	Physical Improvements Subtotal	Annual Statement	82,625	45,359	82,625	82,625
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			37,266		
E.	Administration		11,803	11,803	11,803	11,803
F.	Other					
G.	Operations		23,607	23,607	23,607	23,607
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		118,035	118,035	118,035	118,035

Part I: Summary (Continuation)						
Northampton Housing Authority MA026		Northampton, Hampshire, MA			<input checked="checked" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	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
		Annual Statement				

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2015 FFY 2014		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	HA Wide – Operations	23,607		
Annual Statement	Administration	11,803		
	Subtotal of Estimated Cost	\$35,410	Subtotal of Estimated Cost	\$

Part I: Summary	
PHA Name: Northampton Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P02650111 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	23,607			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	11,803			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	82,625			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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.

Part I: Summary						
PHA Name: Northampton Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P02650111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 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	
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)	118,035				
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	82,625				
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

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.

Part II: Supporting Pages								
PHA Name: Northampton Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P02650111 CFFP (Yes/ No): Replacement Housing Factor Grant 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		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Operations	1406		23,607				
HA- Wide	Administration	1410		11,803				
26-1 Florence Heights	Energy Efficient Boilers	1460	50	82,625				

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 II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
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	

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: Northampton Housing Authority					Federal FFY of Grant: 2011
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	
26-1, HA Wide	8/2/2013		8/2/2015		

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:				Federal FFY of Grant:	
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	

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.