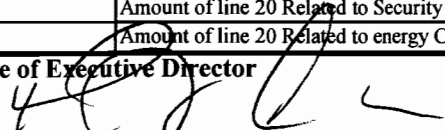


<b>Part I: Summary</b>					
<b>PHA Name:</b> Fall River Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P00650110 Replacement Housing Factor Grant No: Date of CFFP -		FFY of Grant: <b>FFY 2010</b> FFY of Grant Approval	
Type of Grant <input checked="" type="checkbox"/> 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 Original	Revised (2)	Total Actual Cost (1) Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) (3)	\$220,000			
3	1408 Management Improvements	\$524,000			
4	1410 Administration (may not exceed 10% of line 20)	\$262,438			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$117,000			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$245,000			
10	1460 Dwelling Structures	\$700,000			
11	1465.1 Dwelling Equipment - Nonexpendable	\$155,950			
12	1470 Non-dwelling Structures	\$210,000			
13	1475 Non-dwelling Equipment	\$90,000			
14	1485 Demolition	\$100,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,624,388			
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 1/11/2010		Signature of Public Housing Director	
				Date	

(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  
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
 (4) RHF funds shall be included here.















**Part III: Implementation Schedule for Capital Fund Financing Program**

Per OMB No. 2577-0226

**Expires 4/30/2011**

PHA Name: **Fall River Housing Authority**

**Federal FFY of Grant: 2010**

Development Number/Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 6-1 Sunset Hill	4/1/2012		4/1/2014		
AMP 2 6-2 Heritage heights	4/1/2012		4/1/2014		
AMP 3 6-3/28/31 Father Diaferio Village	4/1/2012		4/1/2014		
AMP 4 6-13 North Rocliffe Apartments	4/1/2012		4/1/2014		
6-15 Fordney Apartments	4/1/2012		4/1/2014		
6-16 Bennie Costa Plaza	4/1/2012		4/1/2014		
6-17 Riley Plaza	4/1/2012		4/1/2014		
AMP 5 6-4 Oak Village	4/1/2012		4/1/2014		
6-5 James A. O'Brien Apartments	4/1/2012		4/1/2014		
6-6 Raymond D. Holmes Apartments	4/1/2012		4/1/2014		
AMP 6 6-7 Frank B. Oliveira Apartments	4/1/2012		4/1/2014		
6-10 George H. Cottell Heights	4/1/2012		4/1/2014		
6-11 Nicholas W. Mitchell Heights	4/1/2012		4/1/2014		
AMP 7 Cardinal Medeiros Towers	4/1/2012		4/1/2014		
COCC PHA-Wide Activities	4/1/2012		4/1/2014		

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

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Fall River Housing Authority		X - Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 FFY 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2015
AMP 1	Annual Statement	545,750	545,750	545,750	545,750
AMP 2		189,800	189,800	189,800	189,800
AMP 3		328,400	328,400	328,400	328,400
AMP 4		236,000	236,000	236,000	236,000
AMP 5		356,000	356,000	356,000	356,000
AMP 6		398,700	398,700	398,700	398,700
AMP 7		307,300	307,300	307,300	307,300
CCC Fee Admin		262,438	262,438	262,438	262,438
Total CFP Funds (Est.)	2,624,388	2,624,388	2,624,388	2,624,388	2,624,388
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 3 FFY Grant: 2012 PHA FY: 2013		
	Development Number	Major Work Catagories	Estimated Cost	Development Number	Major Work Catagories	Estimated Cost
See Annual Statement FFY 2010	<b>AMP 1</b>	Operations	\$50,000	<b>AMP 1</b>	Operations	\$50,000
		Tenant Coord.	\$5,000		Tenant Coord.	\$5,000
		Police/Security	\$114,800		Police/Security	\$114,800
		Fees & Costs - AE	\$40,000		Fees & Costs - AE	\$40,000
		Site Improvements	\$150,000		Security Upgrades	\$150,000
		Kitchen Components	\$50,000		HVAC Upgrades	\$50,000
		Relocation	\$40,000		Roof Replacements	\$40,000
		Mechanical/Sump Pump	\$50,000		Chimney Waterproof	\$50,000
		Fire Alarm Upgrade	\$45,950		Electric System Upgrade	\$45,950
		<b>AMP 1 Total</b>	<b>\$545,750</b>		<b>AMP 1 Total</b>	<b>\$545,750</b>
	<b>AMP 2</b>	Operations	\$20,000	<b>AMP 2</b>	Operations	\$20,000
		Police/Security	\$36,800		Police/Security	\$36,800
		Fees & Costs - AE	\$8,000		Fees & Costs - AE	\$8,000
		Site Improvements	\$25,000		Apartment Appliances	\$25,000
		Kitchen Components	\$35,000		Electric System Upgr.	\$35,000
		Fire Alarm Upgrades	\$25,000		Roof Replacements	\$25,000
		Replace Wind./Screens	\$15,000		Bldg. Envelope Repair	\$15,000
		Apt. Bath Upgrades	\$25,000		Plumbing Upgrades	\$25,000
		<b>AMP 2 Total</b>	<b>\$189,800</b>		<b>AMP 2 Total</b>	<b>\$189,800</b>
	<b>AMP 3</b>	Operations	\$20,000	<b>AMP 3</b>	Operations	\$20,000
		Police/Security	\$46,000		Police/Security	\$46,000
		Fees & Costs - AE	\$10,000		Fees & Costs - AE	\$10,000
		Site Improvements	\$15,000		Apartment Appliances	\$15,000
		Kitchen Components	\$100,000		New office/invent. Bldg.	\$100,000
		Replace Bath Exhausts	\$50,000		Roof Replacements	\$50,000
		Repl. Windows/Screens	\$37,400		Apartment Upgrades	\$37,400
		Parking Upgrades	\$50,000		Mechanical Upgrades	\$15,000
		<b>AMP 3 Total</b>	<b>\$328,400</b>		<b>AMP 3 Total</b>	<b>\$328,400</b>

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2013 PHA FY: 2014			Activities for Year: 5 FFY Grant: 2014 PHA FY: 2015		
	Development Number	Major Work Catagories	Estimated Cost	Development Number	Major Work Catagories	Estimated Cost
See Annual Statement FFY 2010	<b>AMP 1</b>	Operations	\$50,000	<b>AMP 1</b>	Operations	\$50,000
		Tenant Coord.	\$5,000		Tenant Coord.	\$5,000
		Police/Security	\$114,800		Police/Security	\$114,800
		Fees & Costs - AE	\$40,000		Fees & Costs - AE	\$40,000
		Apartment Appliances	\$150,000		Apartment Appliances	\$150,000
		Foundation Repairs	\$50,000		Interior wall upgrade	\$50,000
		Heat/DHW Upgrade	\$40,000		Common Area Improv.	\$40,000
		Bldg Exterior Upgrade	\$50,000		Bldg Ext Imp.	\$50,000
		Landscape Imp.	\$45,950		Security Improvements	\$45,950
		<b>AMP 1 Total</b>	<b>\$545,750</b>		<b>AMP 1 Total</b>	<b>\$545,750</b>
	<b>AMP 2</b>	Operations	\$11,800	<b>AMP 2</b>	Operations	\$11,800
		Police/Security	\$36,800		Police/Security	\$36,800
		Fees & Costs - AE	\$8,000		Fees & Costs - AE	\$8,000
		Apartment Appliances	\$25,000		Kitchen Components	\$25,000
		Interior Wall Upgrade	\$35,000		Bath Components	\$35,000
		Roof Replacement	\$25,000		Bldg Entry Doors	\$25,000
		Site Improvements	\$15,000		Office Upgrades	\$15,000
		Security Upgrades	\$25,000		Security Upgrades	\$25,000
		<b>AMP 2 Total</b>	<b>\$189,800</b>		<b>AMP 2 Total</b>	<b>\$189,800</b>
	<b>AMP 3</b>	Operations	\$30,000	<b>AMP 3</b>	Operations	\$30,000
		Police/Security	\$64,400		Police/Security	\$64,400
		Fees & Costs - AE	\$14,000		Fees & Costs - AE	\$14,000
		Apartment Appliances	\$15,000		Common Hallway Upgr.	\$15,000
		Flooring Replacements	\$100,000		Bath Components	\$100,000
		Replace Boiler Stacks	\$50,000		Bldg. ext. Improv.	\$50,000
		Replace Closet Doors	\$37,400		Heating System Upgr.	\$37,400
		Dumpster Enclosures	\$15,000		Community Room Upgr.	\$15,000
		<b>AMP 3 Total</b>	<b>\$328,400</b>		<b>AMP 3 Total</b>	<b>\$328,400</b>



Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 4 FFY Grant: 2013 PHA FY: 2014			Activities for Year: 5 FFY Grant: 2014 PHA FY: 2015		
	Development Number	Major Work Catagories	Estimated Cost	Development Number	Major Work Catagories	Estimated Cost
See Annual Statement FFY 2010	<b>AMP 6</b>	Operations	\$40,000	<b>AMP 6</b>	Operations	\$40,000
		Police/Security	\$78,200		Police/Security	\$78,200
		Elder Service Coord.	\$18,500		Elder Service Coord.	\$18,500
		Fees & Costs - AE	\$17,000		Fees & Costs - AE	\$17,000
		Site Improvements	\$15,000		Site Improvements	\$15,000
		Kitchen Components	\$40,000		Kitchen Components	\$40,000
	MA 6-07	Bldg. Entry Upgrade	\$20,000	MA 6-07	Bldg. Entry Upgrade	\$20,000
	MA 6-07	Apt. Floor Replacement	\$20,000	MA 6-07	Apt. Floor Replacement	\$20,000
	MA 6-07	Water Riser Replace	\$20,000	MA 6-07	Water Riser Replace	\$20,000
	MA 6-07	Trash Compactor Repla.	\$20,000	MA 6-07	Trash Compactor Repla.	\$20,000
	MA 6-07	HC Access Upgrade	\$20,000	MA 6-07	HC Access Upgrade	\$20,000
	MA 6-10	Bldg. Entry Upgrade	\$20,000	MA 6-10	Bldg. Entry Upgrade	\$20,000
	MA 6-10	Trash Compactor Repl.	\$20,000	MA 6-10	Trash Compactor Repl.	\$20,000
	MA 6-10	Bldg. Exterior Repairs	\$50,000	MA 6-10	Bldg. Exterior Repairs	\$50,000
		<b>AMP 6 Total</b>	<b>\$398,700</b>		<b>AMP 6 Total</b>	<b>\$398,700</b>
	<b>AMP 7</b>	Operations	\$30,000	<b>AMP 7</b>	Operations	\$30,000
		Police/Security	\$59,800		Police/Security	\$59,800
		Elder Service Coord.	\$14,500		Elder Service Coord.	\$14,500
		Fees & Costs - AE	\$13,000		Fees & Costs - AE	\$13,000
		Site Improvements	\$16,000		Site Improvements	\$16,000
		Kitchen Components	\$74,000		Kitchen Components	\$74,000
		Solidwaste Rem Upgr.	\$100,000		Solidwaste Rem Upgr.	\$100,000
		<b>AMP 7 Total</b>	<b>\$307,300</b>		<b>AMP 7 Total</b>	<b>\$307,300</b>
	AMP Wide 1410	Central Cost Center Fee	<b>\$262,438</b>	AMP Wide 1410	Central Cost Center Fee	<b>\$262,438</b>

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