

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

# Boston Housing Authority Plans

5 Year Plan for HUD Fiscal Years 2000– 2004

*(BHA Fiscal Years 2001- 2005)*

Annual Plan for Fiscal Year 2000

*(BHA Fiscal Year 2001)*

***Amended for submission to HUD November 14, 2000***

***Filename (MA002v03)***

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## BHA Plan Agency Identification

**PHA Name:** Boston Housing Authority

**PHA Number:** MA002

**PHA Fiscal Year Beginning:** 04/2000

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA- *Planning Department, 11<sup>th</sup> floor*
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA-  
*Boston Housing Authority  
Planning Department, 11<sup>th</sup> Floor  
52 Chauncy Street  
Boston, MA 02111*
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library- *Copley Square Branch, Government Documents Department*
- PHA website
- Other: Local Tenant Organization Offices

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA- *Planning Department, 11<sup>th</sup> floor*
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**HUD FISCAL YEARS 2000-2004**  
**BHA FISCAL YEARS 2001-2005**  
[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

**It is the mission of the Boston Housing Authority:**

- **To provide stable, quality affordable housing for low and moderate income persons;**
- **To deliver these services with integrity and mutual accountability; and**
- **To create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

**PHA Goal:** Expand the supply of assisted housing

**Objectives:**

- Apply for additional rental vouchers:
  - BHA will commit to pursuing additional funding for these vouchers whenever incremental funding is available.
  - Implement Welfare-to-Work Program, which offers 300 vouchers and counseling.
  - Implement 200 vouchers for non-elderly disabled persons as part of Designated Housing Plan for public housing Elderly/Disabled program.
  - Implement funding which will provide 400 vouchers to persons of color to utilize in areas of low poverty concentration.
  
- Reduce public housing vacancies:
  - Establish and utilize a special “re-occupancy crew” to reduce the length of time for vacancy turnarounds.
  - In family developments, work to attain a 30-day or less unit turnaround from date of vacate to date of re-leasing.
  - In elderly developments, decrease unit turnaround time by 50% in the first year.
  
- Leverage private or other public funds to create additional housing opportunities:
  - The BHA will convert 200 units of tenant based assistance to project based assistance.
  
- Acquire or build units or developments
  
- Other (list below)

**PHA Goal:** Improve the quality of assisted housing

**Objectives:**

- Improve public housing management: (PHAS score)
  - Establish on a bi-monthly basis, a monitoring system for rent collection.
  - Aim to collect at least 98% of the current rent roll each month.
  - Have no more than 2% of the annual rent roll in arrears at any one time.
  
- Improve voucher management: (SEMAP score)
  - The Assistant Administrator will commit a minimum of three additional hours per week to coordinate a program to enhance the SEMAP standards.
  - Convert all Section 8 Program participants to Housing Choice Voucher Program.
  - Implement a revised Section 8 Administrative Plan.
  
- Increase customer satisfaction:
  - Develop an internal and external customer service program emphasizing the site staff and residents as our primary constituencies to be served.
  - Develop programs that emphasize a culture of shared mission and mutual respect.
  - Respond to customer survey results generated by HUD and/or BHA.
  
- Concentrate on efforts to improve specific management functions:
  - A. Personnel and Operations Systems
    - Complete Personnel and Operations Manual and educate staff to be in compliance with them.
    - Establish and provide training for use of job performance standards.
    - Redefine job responsibilities and descriptions of the operations staff in order to more efficiently deliver services within the developments.
  - B. Management and Maintenance Systems
    - Create routine maintenance schedules for custodial and preventive maintenance staff.
    - Establish a monthly reporting system that allows managers to measure all components of property management.

C. MIS and Technology Systems

- Provide all BHA staff with computer access and training.
- Identify and install appropriate financial and property management software and Internet access to enhance employee productivity.
- Utilize cable TV and other media to develop and implement communications program for residents to enhance tenancy and exposure to community resources.
- Identify processes that can become paperless.
- Identify other technology and applications that are desirable including programming, partnerships and wiring.

D. Financial Systems

- Develop and make available to development managers and senior staff comprehensive site-based budget report formats that include operating income and all the development site costs including fringe benefits, collection loss, utilities and indirect costs generated from regional offices and from central office.



Renovate or modernize public housing units:

- Seek Hope VI assistance for at least two potential sites.
- Meet 100% obligation requirements of the BHA's Comprehensive Grant Program including 100% of the proposed life-safety improvements to the developments.



Demolish or dispose of obsolete public housing:

- Only achieved in connection with the receipt of new Hope VI grants



Provide replacement public housing:

- Only achieved in connection with the receipt of new Hope VI grants



Provide replacement vouchers:



Other: Develop an Energy Master Plan for all properties.

- Utilize Plan to install cost-savings measures throughout the portfolio.
- Create an Energy Monitoring System that will quantify energy usage and assist with savings strategies.

**PHA Goal:** Increase assisted housing choices

**Objectives:**

- Provide voucher mobility counseling:
  - Continue Regional Opportunity Counseling Program (ROC) for five years.
  - Provide housing counseling to assist 300 Welfare-to-Work program participants locate to areas with employment opportunities
  
- Conduct outreach efforts to potential voucher landlords
  - Continue Landlord seminars for both the ROC Program as well as regular Section 8 Program for five years.
  
- Increase voucher payment standards
  - Increase to 110% as of October 1, 1999.
  - Apply to HUD field office for exception payment standards (up to 120% of FMR) as reasonable accommodation for a person with a disability.
  - Apply for additional neighborhood exception payment standards.
  
- Implement voucher homeownership program:
  - Upon receipt of final rule determination from HUD, implement a voucher homeownership program (VHP).
  
- Implement public housing or other homeownership programs
  
- Implement public housing site-based waiting lists:
  - Prepare and present plan to HUD for site-based waiting list in family program in compliance with all fair-housing laws.
  
- Convert public housing to vouchers:
  
- Other: (list below)
  - Work with the City of Boston to implement Security Deposit Loan Program for Section 8 participants
  - Open Section 8 Waitlist to nonemergency applicants for the first time since 1990.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

**PHA Goal:** Provide an improved living environment

**Objectives:**

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review.
- Implement public housing security improvements:
  - Continue and enhance, to the extent possible, the current Public Safety program.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
  - Implement Designated Housing Plan.
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal:** Promote self-sufficiency and asset development of assisted households

**Objectives:**

- Increase the number and percentage of employed persons in assisted families:
- Continue to manage resident services programs at the family developments and to seek additional funds when available.
  - Encourage Section 8 participants to enroll in the FSS program.
  - Facilitate the transition of Welfare-to-Work participants from welfare to meaningful permanent employment.
  - Implement Section 8 participant empowerment workshops.
- Provide or attract supportive services to improve assisted recipients' employability:
- Continue to seek funding to increase supportive services.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue to implement and manage the Resident Services Program at all Elderly/Disabled Program sites.
  - Continue to seek funding to increase supportive services.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal:** Ensure equal opportunity and affirmatively further fair housing

**Objectives:**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Continue with multi-lingual occupancy information sessions.
  - Monitor the site-based wait lists at Mission Main and Orchard Park at least every three years starting in 2002 using independent testers or other means satisfactory to HUD to assure they are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist; and such results will be reported to HUD. The BHA will take any steps necessary to remedy the problems surfaced during the review and the steps necessary to affirmatively further fair housing.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Continue to implement the Civil Rights Protection Plan, which was approved by HUD and the U.S. Department of Justice on 6/17/96 with revisions approved by the Department of Justice on 7/26/99.
  - Continue to provide the following resident and employment training initiatives: Building a Diverse and Empowered Community; Team Building Through Diversity; and Mediation, Leadership, and Team Building through Diversity Program
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Implement a “reasonable accommodation” procedure and process for all BHA applicants and residents in both the public housing and Section 8 programs; also implement a corresponding training program for all BHA employees.
- Other: (list below)

**Other PHA Goals and Objectives:**

- PHA Goal:** Decentralize the BHA based upon Real Estate Industry's Practices and Standards.

**Objectives:**

- Develop an organizational structure for site-based management:
- Establish the following site-based systems – Budgeting; Preventive Maintenance; Emergency Responses; Rent Collection; Purchasing and Work Orders
- PHA Goal: Establish a comprehensive community participation process to ensure that all significant BHA policies receive appropriate review and recommendation.

**Objectives:**

- Continue to recognize current and approved LTO role to review and advise on new and amended BHA policy.
- Establish a citywide tenant participation policy.
- Establish a Section 8 tenant participation policy.
- Maintain Resident Advisory Board for purposes of reviewing and advising the BHA on all new and revised policies related to the Annual and Five Year Agency Plan.
- Re-establish the BHA Monitoring Committee to respond to state statutory requirements.

**Annual BHA Plan**  
**HUD Fiscal Year 2000**  
**BHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual BHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Summary of Plan Amendment:**

The Boston Housing Authority amends the FY2000 Annual Plan herein to address outstanding issues related to the original Plan submission, as well as to address changes and/or additions which have occurred since the original submission.

The BHA conducted a 45-day public review process from August 1 through September 18 before finalizing this submission. Notification of the proposed changes and the date of the public hearing were advertised in five local newspapers. Letters summarizing the proposals were also mailed to every public housing resident, every local tenant organization, members of the Resident Advisory Board, local public officials and public housing advocacy groups. Relevant documents were made available in each local management office and distributed to each Local Tenant Organization. These documents remain available for review in the BHA Planning Department at 52 Chauncy Street, 1<sup>st</sup> Floor during regular business hours as well. All of the proposed changes were discussed in detail with the Resident Advisory Board and a list of their comments and the BHA's response is included as an attachment to this plan. A Public Hearing held Monday, September 18th at 6:00 p.m. at Boston City Hall concluded the formal review and comment period. Brief summaries of each amendment item follow.

### **Amendments to the FY2000 Comprehensive Fund Program Plan (CFP)**

The original version of the FY2000 CGP was submitted to HUD as part of the FY2000 Annual Plan in February 2000. As it relates to the family program, this plan allocated the majority of funds to address the life-safety and basic preservation issues on an authority-wide basis rather than by development. Since then the BHA has completed further architectural and engineering studies necessary to prioritize between similar needs at different developments and to detail the scope of work required to plan and budget specific projects. Therefore, the BHA is submitting a revised version of the FY2000 CFP Plan to HUD based upon this latest development-specific information. This submission also addresses a number of outstanding CFP-related issues which have been the subject of correspondence between HUD and the BHA during the past few months.

### **Disposition of parcels at Orchard Park**

The BHA, directly or through its subsidiary, Orchard Park Revitalization Corporation (OPRC), intends to dispose of three parcels of land that were acquired in 1998 in connection with the HOPE VI Revitalization Program. Since their acquisition, the BHA has determined that these parcels, vacant except for an abandoned dilapidated commercial building intended for demolition, are excess to the program. OPRC, therefore, intends to dispose of the parcels to a developer who can secure resources to improve the parcels and stabilize the currently blighted land and thereby enhance the adjacent Orchard Park development. In addition, the BHA has acquired several parcels for the development of affordable homeownership units under the Orchard Park Revitalization Program. The BHA/OPRC plans to dispose of these parcels to developers who will build new homes, and in turn sell the units to income qualifying homeowners. An affordability covenant will assure the long-term affordability of the homes.

### **Disposition of parcels at Mission Main**

The BHA intends to dispose of a parcel of land at Mission Main for the purpose of developing affordable homeownership opportunities. The disposition of this parcel will not have an impact on the number of rental units included at Mission Main, now undergoing redevelopment under a HOPE VI Revitalization Grant. The development team, which includes the residents as a special partner, has proposed this development and requested the disposition.

### **Wait List at Mission Main**

The BHA proposes to use the current Mission Main wait list to occupy all public housing units on site regardless of construction phase. Since each phase of the project is owned by a separate private partnership, separate financial closings are conducted for each phase at which time all of the occupancy documents, including the wait list, are developed for approval by HUD. However, the different private owner entities have agreed to contract with the same management agent to operate the entire site. Therefore, all of the public housing units will be governed by the same policies regardless of their construction schedule, including using the same wait list.

**Amendment of the FY2000 Public Housing Drug Elimination Program (PHDEP)**

The attached PHDEP Plan FY00 has been amended to include a \$414,668 increase in funding per HUD's instructions. This funding increase compensates the BHA for a HUD coding error that led to incorrect calculations of the FY99 award. The additional funding has been allocated to the Prevention line item to address a shortfall we had expected with the change from competitive grant to formula funding, thereby enabling us to partially restore the drug prevention program to the same level of activities offered in previous fiscal years. A copy of the amended plan was made available to the Resident Advisory Board for comment prior to submission and will remain on file in the Planning Department for general public review.

**Transfer Policy**

Explicit reference to the transfer policy was not made in the initial FY2000 Annual Plan since the policy is not a standalone policy, but rather one of the many subpolicies under the Tenant Selection and Assignment Plan (TSAP). However, per HUD's recommendation, the BHA has explicitly noted on page 17 of the Annual Plan that the transfer policy is contained in the TSAP which can be viewed in the Planning Department at 52 Chauncy Street.

### iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan including attachments, and a list of supporting documents available for public inspection

#### Table of Contents

<b>Annual Plan</b>	<b>Page #</b>
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	8
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	26
5. Operations and Management Policies	30
6. Grievance Procedures	39
7. Capital Improvement Needs	40
8. Demolition and Disposition	43
9. Designation of Housing	47
10. Conversions of Public Housing	50
11. Homeownership	52
12. Community Service Programs	54
13. Crime and Safety	58
14. Pets (Inactive for January 1 PHAs)	61
15. Civil Rights Certifications (included with PHA Plan Certifications)	62
16. Audit	63
17. Asset Management	64
18. Other Information	65

#### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- A- Admissions Policy for Deconcentration  
 B- FY 2000 Capital Fund Program Annual Statement (ma002b02)

*Note: Since HUD has instructed the BHA to utilize the new forms provided with the PHA Plan template for the CFP submission, the Annual Statement has been consolidated into one file, MA002b02. So the following files are no longer relevant:*

*C- Annual Statement Part II: Supporting Table (MA002c02)*

*D- Annual Statement Part III: Implementation Schedule (MA002d02)*

- E- Physical Needs Assessment (ma002e02)  
F- Management Needs Assessment (ma002f01)  
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- G- PHA Management Organizational Chart
- H- FY 2000 Capital Fund Program 5 Year Action Plan (ma002h02)
- I- 5-Year Action Plan Part I: Summary (continued) (ma002i02)
- J- 5-Year Action Plan Part II: Physical Needs (ma002j02)
- K- 5-Year Action Plan Part III: Management Needs (ma002k02)
- L- Public Housing Drug Elimination Program (PHDEP) Plan (ma002l03)
- M- Comments of Resident Advisory Board or Boards (ma002m03)
- Other: N- BHA Asset Management Statement of Approach

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	HUD-50070, Certificate for a Drug-Free Workplace	5 Year and Annual Plans
X	Standard Forms SF-LLL, Disclosure of Lobbying Activities	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy which includes the Tenant Selection and Assignment Plan	Annual Plan: Eligibility, Selection, and Admissions
X	Section 8 Administrative Plan	Annual Plan: Admissions; Rent Determination; Operation and Management; Grievance Procedures; Homeownership; Community Service; Civil Rights

X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
To be developed upon issuance of final rules from HUD	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Discussions with TANF Agency still in progress	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. SC. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Civil Rights Protection Plan	Annual Plan: Civil Rights Certification
X	Fair Housing Initiatives Grant Program Application	Annual Plan: Civil Rights Certification
X	2001 Strategic Plan	Five-Year Plan
X	Section 504 Compliance Agreement	Annual Plan: Operation and Management
X	Private Management: Sample Contracts and Assessment Guidelines	Annual Plan: Operation and Management
X	HUD Healthy Homes Initiative Application	Annual Plan: Operation and Management
X	PHDEP Technical Assistance Grant Application	Annual Plan: Safety and Crime Prevention
X	Section 8 Management Assessment Program (SEMAP) initial submission to HUD	Annual Plan: Operation and Management
X	Section 8 Welfare-to-Work Grant Application	Annual Plan: Community Service Program
X	BHA Police Department Manual and Memorandum of Understanding regarding Boston's Public Housing Developments and the Long Term Strategy for Implementing Neighborhood Policing between the City of Boston and the Boston Housing Authority	Annual Plan: Safety and Crime Prevention
X	Comprehensive list of all of the properties (with lot addresses) in line for disposition at Orchard Park and Infills as well as a written description and plot plan of Mission Main that denotes the section to be disposed of for development as affordable homeownership.	Annual Plan: Demolition and Disposition

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the BHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type									
Family Type	Overall	% of Overall	Affordability	Supply	Quality	Accessibility	% Overcrowded	Size	Location
Income <= 30% of AMI	32,150	70.28%	5	3	2	2	8.8%	1	N/A
Income >30% but <=50% of AMI	16,426	73.39%	5	3	2	2	11.1%	2	N/A
Income >50% but <80% of AMI	12,277	59.68%	4	3	2	2	10.2%	2	N/A
Elderly	12,753	48.90%	4	3	2	2	N/A	*	N/A
Families with Disabilities	3,720		3	4	2	2	N/A	*	N/A
Black Non-Hispanic Households	17,185	49.80%	4	3	2	2	N/A	*	N/A
Hispanic Households	9,938	62.50%	5	3	2	2	N/A	*	N/A
All Minority Households	32,692	55.40%	4	3	2	2	N/A	*	N/A
All Renter Households	74,405	48.60%	4	3	2	2	8%	1	N/A

\* No information available upon which to base this assessment.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 7/1/98 to 6/30/02
- U.S. Census data: Comprehensive Housing Affordability Strategy ("CHAS")
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: Analysis conducted in consultation with personnel from the City of Boston's Department of Neighborhood Development.

## Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,178		3,000*
Extremely low income <=30% AMI	3,852	92.2%	
Very low income (>30% but <=50% AMI)	289	6.9%	
Low income (>50% but <80% AMI)	37	0.9%	
Families with children	2,654	63.5%	
Elderly families	573	13.7%	
Families with Disabilities	399	9.6%	
White	653	15.6%	
Black	1,811	43.4%	
American Indian	27	0.6%	
Asian/Pacific Island	250	6.0%	
Hispanic	1,082	25.9%	
Other	355	8.5%	
*Approximately 3,000 applicants on the waiting list are contacted annually, including priority 1 applicants processed as they apply. Of the 3,000 applicants, estimated 1500 subsidies are issued resulting in 750-1000 lease ups.			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)? 118 months for standard applicants only (closed January, 1990 to standard applicants) and 65 months for priority 2 and priority 3 applicants (closed May, 1994 to all but priority 1 applicants)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
<i>Tabulated 10/7/99</i>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing (state and federal family program combined)  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	9,975		1,639
Extremely low income <=30% AMI	7,342	73.60%	
Very low income (>30% but <=50% AMI)	2,062	20.67%	
Low income (>50% but <80% AMI)	489	4.90%	
Families with children	6,097	61.12%	
Elderly families	177	1.77%	
Families with Disabilities	1,219	12.22%	
White Hispanic	2,557		
White Non-Hispanic	1,140		
Black Hispanic	622		
Black Non-Hispanic	4,424		
American Indian Hispanic	40		
American Indian Non-Hispanic	60		
Asian/Pacific Island Hispanic	26		
Asian/Pacific Island Non-Hispanic	975		
Non categorized	131		

**Characteristics by Bedroom Size (Public Housing Only)**

1BR	3,228	32.36%	685
2 BR	4,206	42.16%	501
3 BR	2,220	22.26%	322
4 BR	301	3.02%	106
5 BR	17	.17%	21
5+ BR	3	.03%	4

Is the waiting list closed (select one)?  No  Yes

If yes: How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

*Revised 5/30/00 to reflect updated wait list and MTCS categories*

### C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: Actively participate in the development of the Analysis of Impediments and Fair Housing Plan for the City of Boston.

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: publichousing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenantbased assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
1a. Public Housing Operating Fund	\$38,224,850	
1b. Public Housing Capital Fund	\$31,524,558	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	\$88,533,115	
1f. Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$2,852,928	
1g. Resident Opportunity/Self-Sufficiency Grants	-----	
1h. Community Development Block Grant	-----	-----
1i. HOME	-----	-----
1j. Other Federal Grants (list below)		
Economic Development and Support Services	\$700,000	Supportive Services
Senior Services Coordinators	\$222,569	Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
2a. HOPE VI Revitalization	\$6,500,000	
2b. Public Housing Drug Elimination Program	\$1,500,000	
<b>3. Public Housing Dwelling Rental Income</b>	\$27,267,464	Operations
<b>4. Other income</b>		
4a. Investment income	\$571,578	Operations
4b. Vending machines	\$150,000	Operations, Social Services
<b>5. Non-federal sources (list below)</b>		
5a. Donations	\$50,000	Social Services
5b. Entrepreneurial Activities	\$75,000	Social Services
<b>Total resources</b>		
	\$198,172,062	

### **3. BHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

**Note:** The BHA is currently undertaking an extensive review of its Admissions and Continued Occupancy Policy (ACOP) anticipated for inclusion in the FY2001 Annual Plan. The Resident Advisory Board has been involved in the revision of this document. In addition, we have conducted a thorough public review and comment process involving residents, advocates and public officials that extends well beyond the requirements of our Local Tenant Participation Policy.

Until such time as a revised ACOP is finalized and approved by HUD, we will continue to use the Tenant Selection and Assignment Plan, with one exception. It is our intention to move all elderly/disabled applicants who are on the citywide priority list to development lists of their choice. HUD approved development lists for these buildings as a waiver in 1995. In anticipation of this change, the BHA conducted the requisite resident participation process including a 30-day notice and comment period culminating in a public hearing. We intend to implement this change upon approval of this Agency Plan. All other changes will be implemented when the new ACOP is approved.

#### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: When the applicant reaches the top of the priority list for family units (also depends upon bedroom size requested) and the top of the standard wait list for elderly/disabled units.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: relations with neighbors and credit history

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**Note:** In order to increase security for public housing residents, the BHA intends to adopt a policy authorizing police officers to reside in public housing dwelling apartments, even if such police officers might not otherwise qualify based upon income.

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (describe)

- b. Where may interested persons apply for admission to public housing?

- PHA main administrative office  
 PHA development site management office  
 Other: On or around April 1, 2000, BHA will begin on-site occupancy at all Elderly/Disabled Program developments with management offices.

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?  
36 at all Elderly/Disabled sites

\*HOPE VI sites are privately owned and managed, yet the BHA does provide oversight. Previously HUD-approved wait lists at Orchard Gardens, Orchard Commons and Mission Main are operated by the respective private owners and management companies. However, the BHA will assess changes in racial, ethnic or disability-related tenant composition at Mission Main and Orchard Park based upon MTCS occupancy data that has been confirmed to be complete and accurate by an independent audit or is otherwise satisfactory to HUD.

The BHA proposes to use the current Mission Main waitlist to occupy all public housing units on-site regardless of construction phase. Per agreement between all of the owner entities, the entire development will be managed as one with one management agent. All public housing units will have one set of policies, including using the same waitlist.

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One (fall to the bottom unless they show good cause)
  - Two (removed from the waiting list unless they show good cause)
  - Three or more
- b.  Yes  No: Is this policy consistent across all waiting listtypes?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)

**Note:** The BHA's transfer policy is not a standalone policy, but rather one of the many sub-policies under the Tenant Selection and Assignment Plan (TSAP). The TSAP is available as a supporting document to the Annual Plan and available for inspection in the Planning Department at 52 Chauncy Street.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s): Inaccessibility to dwelling units

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time: Only factor among residents with same priority status

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Action of Housing Owner [No fault court ordered eviction only], Inaccessibility)
- 2 Involuntary Displacement (Government Action, Action of Housing Owner [No fault eviction pending], Property Disposition)

- 1 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or mobility programs
- Victims of reprisals or hate crimes
- Other preference(s): (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Tenant Selection and Assignment Plan
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

\* According to Additional HUD guidance issued 12/16/99 (PIH Notice 9951), PHAs should not provide responses to section 6, Deconcentration and Income Mixing in the PHA Plan since the questions do not fully reflect the requirements of the Final Rule. Future versions of the template will be updated to reflect the Final Rule.

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists  
If selected, list targeted developments below:
  - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
  - Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
  - Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
  - Actions to improve the marketability of certain developments
  - Adoption or adjustment of ceiling rents for certain developments
  - Adoption of rent incentives to encourage deconcentration of poverty and income mixing
  - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
  - List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
  - List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete subcomponent 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other: The Regional Opportunity Counseling Program screens for credit and landlord histories.
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other: Former landlord name and address upon request by prospective landlord as required by federal regulation.

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program: State MRVP Program
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office- Leased Housing Division
  - Other: Applications for persons with special needs under the Mainstream Housing Program were available at the six site locations.

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

The BHA issues vouchers with an initial term of 120 days. The BHA shall use its discretion to grant a family one or more extensions of an additional 60 days unless otherwise specified. Extensions will be granted in circumstances where during the initial voucher search term:

- The family or individual was not able to actively search for housing due to extenuating circumstances beyond the control of the voucher holder (such as fire, flood or other natural disaster, or death in the family which required that the voucher holder travel out of the state);
- A voucher holder suffered from severe medical difficulties, an unexpected illness or hospitalization (including a rehabilitation program) during the initial 120 day search period. Under these circumstances, the BHA will extend the search period for as many days as an applicant was hospitalized, in a rehabilitation center, or incapacitated due to illness;
- The family needs and requests an extension of the initial voucher term as a reasonable accommodation for a person with a disability. The BHA will extend such voucher term as is reasonably necessary so that the program may be accessible to a family member or individual who is a person with a disability;
- The family has filed a complaint of alleged discrimination with either HUD, Massachusetts Commission Against Discrimination (MCAD), or the Boston Fair Housing Commission, the BHA will extend the client's voucher for a period not to exceed 120 days pending resolution of the matter or a finding of probable cause; and/or
- The family or individual can demonstrate by search log entries or other means that the family contacted a minimum of forty (40) available apartments during the search period and was not successful in locating an apartment in which to utilize his/her Section 8 rental assistance.

### **(4) Admissions Preferences**

- a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application)

(if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broadrange of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
  1. Condemnation
  2. Loss of rent control
  3. Loss of shelter eligibility due to increased income
  4. Loss of TAFDC benefits of homeless families residing in shelters
  5. Transfer from public housing because of health, safety, and humanitarian reasons
  6. One or two-person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
  7. Families who are facing displacement from an "expiring use" development and whose income is between 50% and 80% of area median.
  8. A participant in a supportive housing program for elderly or disabled persons shall be considered to be imminently in danger of homelessness and shall be eligible for Priority One status if the program participant: 1)has been a tenant in such program for not less than twelve (12) months;AND 2) has outgrown or completed the program's services;AND 3) as a result must relocate from such housing.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time (Only a factor among residents with same priority status)

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 3 Substandard housing
- 1 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
  - 1. Condemnation
  - 2. Loss of rent control
  - 3. Loss of shelter eligibility due to increased income
  - 4. Loss of TAFDC benefits of homeless families residing in shelters
  - 5. Transfer from public housing because of health, safety, humanitarian reasons
  - 6. One or two-person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
  - 7. Families who are facing displacement from an “expiring use” development and whose income is between 50% and 80% of area median.
  - 8. A participant in a supportive housing program for elderly or disabled persons shall be considered to be imminently in danger of homelessness and shall be eligible for Priority One status if the program participant: 1) has been a tenant in such program for not less than twelve (12) months; AND 2) has outgrown or completed the program’s services; AND 3) as a result must relocate from such housing.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who liveand/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other: Individual program mailings (i.e. FSS program marketing), advocacy group meetings, support service groups
- b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?
- Through published notices
- Other: Press releases and Marketing to targeted support service groups

## **4. BHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?(select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income (between annual recertifications)
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations: Between income reexaminations, how often must tenants report change in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Survey of rents via local realtors

\* For HOPE VI developments (currently Orchard Gardens and Mission Main), given the unique financing of these developments, separate flat rents may be established with approval from the BHA.

## **B. Section 8 Tenant-Based Assistance**

Unless otherwise specified, all questions in this section apply only to the tenantbased section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### **(1) Payment Standards**

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below):
  1. if in an exception rent area due to tight housing market
  2. as a reasonable accommodation for a person with disabilities

b. If the payment standard is lower than FMR, why has the PHA selected this standard?  
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?  
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other: Market conditions

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A,B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (see attachment B, page 77)
- A brief description of the management structure and organization of the PHA follows:

### Boston Housing Authority Federal Developments

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Alice H. Taylor	71 Prentiss Street, Roxbury, MA 02120	X	
Amory Street	125 Amory Street, Jamaica Plain, 02119	X	
Annapolis	52 Summer Street, Dorchester, MA 02122	X	
Ashmont	374 Ashmont Street, Dorchester, MA 02124	X	
Ausonia	185 Fulton Street, Boston, MA 02109		X
Bellflower	24 Bellflower Street, Dorchester, MA 02125	X	
Bickford	42 Horan Way, Jamaica Plain, MA 02130		X
Bromley Park	42 Horan Way, Jamaica Plain, MA 02130		X
Cathedral	617 Harrison Avenue, Boston, MA 02118	X	
Charlestown	55 Bunker Hill Avenue, Charlestown, MA 02129	X	
Codman	784 Washington Street, Dorchester, MA 02124	X	
Commonwealth	35 Fidelis Way, Brighton, MA 02135		X
Davison	101 Davison Street, Hyde Park, MA 02136	X	
Eva White	440 Tremont Street, Boston, MA 02116		X
Evans Street	82/86 Evans Street, Roxbury, MA 02119	X	
Foley	199 "H" Street, South Boston, MA 02127	X	
Franklin Field	91 Ames Street, Dorchester, MA 02124	X	
Franklin Hill	1 Shandon Road, Dorchester, MA 02124	X	
Frederick Douglass	755 Tremont Street, Roxbury, MA 02118	X	
General Warren	114 Rutherford Street, Charlestown, MA 02129		X
Groveland	15 Mary Moore Beatty Circle, Mattapan, MA 02126	X	
Hampton House	155 Northampton Street, Roxbury, MA 02118	X	
Hassan	705 River Street, Mattapan, MA 02126	X	
Heath Street	42 Horan Way, Jamaica Plain, MA 02130		X
Heritage	209 Summer Street, East Boston, MA 02128		X

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Highland Park	16 Center Street, Roxbury, MA 02119		X
Holgate	125 Elm Hill Avenue, Roxbury, MA 02121	X	
Infill 1	Scattered sites	X	
Infill 2	Scattered sites	X	
J.J. Carroll	130 Chestnut Hill Street, Brighton, MA 02136		X
Lenox Street	136 Lenox Street, Roxbury, MA 02118	X	
Lower Mills	2262 Dorchester Avenue, Dorchester, MA 02124	X	
Malone	11 Gordon Avenue, Hyde Park, MA 02136	X	
Mary Ellen McCormack	354 Old Colony Avenue, South Boston, MA 02127	X	
Maverick	41 Maverick Street, East Boston, MA 02128	X	
Meade	5 Melville Avenue, Dorchester, MA 02124	X	
Martin Luther King Tower	280 Martin Luther King Boulevard, Roxbury, MA 02119	X	
Mission Hill	176 Ward Street, Roxbury, MA 02120	X	
Old Colony	255 East Ninth Street, South Boston, MA 02127	X	
Orchard Park	2 Ambrose Street, Roxbury, MA 02118		X
Pascuicco	330 Bowdoin Street, Dorchester, MA 02122	X	
Patricia White	20 Washington Street, Brookline, MA 02146		X
Peabody/Englewood	1875 Dorchester Avenue, Dorchester, MA 02122	X	
Pond Street	29 Pond Street, Jamaica Plain, MA 02130	X	
Rockland	5300 Washington Street, West Roxbury, MA 02132	X	
Roslyn	1 Cliffmont Street, Roslindale, MA 02132	X	
Rutland/E. Springfield	Scattered Site	X	
St. Botolph	70 St. Botolph Street, Boston, MA 02116		X
Spring Street	23 Spring Street, West Roxbury, MA 02132	X	
Torre Unidad	80 West Dedham Street, Roxbury, MA 02119	X	
Walnut Park	1990 Columbus Avenue, Roxbury, MA 02119		X
Washington/Beech	4550 Washington Street, Roslindale, MA 02130	X	
Washington Manor	1701 Washington Street, Roxbury, MA 02118	X	
Washington Street	35 Fidelis Way, Brighton, MA 02135	X	
West Newton Street	630 Tremont Street, Boston, MA 02118	X	
West Ninth Street	195 W. 9 <sup>th</sup> Street, South Boston, MA 02127	X	
Whittier Street	1170 Tremont Street, Roxbury, MA 02120	X	

**Note:** Sample contracts with management companies have been included with the Agency Plan supporting documents available in the Planning Department. In addition, the management assessment form used to evaluate performance at each site for both private management companies and inhouse managers is available. Resident input in the evaluation of private management companies is considered through 12 private meetings with the resident organizations during the term of the contracts and prior to selection of contractors during contract renewal processes. Regular interaction between Local Tenant Organizations and BHA supervisory staff informs and guides in assessing management performance at sites directly managed by the BHA.

## B. HUD Programs Under BHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	10,925	1,124
Section 8 Vouchers	3,083	550
Section 8 Certificates	6,721	(total upon merger)
Section 8 Mod Rehab	861	50
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mainstream Housing Program	200	10
Mainstream Housing Program- vouchers for non-elderly disabled currently on BHA's Elderly/Disabled Public Housing Program waiting list	200	10
Family Unification Program	200	10
Vacancy Consolidation Counseling Program (Hope VI)	456	*0
Moving to Opportunity Program	286	**0
Welfare to Work	300	15
NAACP	400	***0
Public Housing Drug Elimination Program	10,925	1,124
Other Federal Programs (list individually)		
Economic Development and Social Services Program	2,300	400
Resident Initiatives Grant Program	2,000	500
Elderly and Disabled Resident Services Program	3,500	-NA-
Supportive Housing Services Program	82	4
Hope VI Resident Services Program	845	-NA-
Hope I Resident Services Program	400	100
Regional Opportunity Counseling Program	1,000	-NA-
Family Self-Sufficiency Program	250	-NA-
Resident Employment Program	120	-NA-

\*At Mission Main and Orchard Gardens the subsidy is held by the family until all phases of the Hope VI construction are complete.

\*\*This demonstration program is no longer operational.

\*\*\*Funding for these vouchers are in escrow pending resolution of litigation.

-NA- These programs provide assistance to all eligible applicants so turnover rates are not applicable.

# BRIEF PROGRAM DESCRIPTIONS

## • PUBLIC HOUSING PROGRAM

The Boston Housing Authority owns and operates 57 federally subsidized housing developments with a total of 11,868 units scattered throughout the city of Boston. The Federal Public Housing Program consists of two programs operated in compliance with regulations set forth by the Department of Housing and Urban Development. The Family Program, consisting of 8,232 units, offers subsidized housing to low income households earning less than 80% of Boston Area Median Income (AMI) that meet the eligibility criteria. The Elderly/Disabled Housing Program, consisting of 3,636 units, targets seniors, age 62 or older, and persons with disabilities who meet the income and eligibility criteria. The Boston Housing Authority also owns and operates 12 state subsidized housing developments with a total of 2,568 units scattered throughout the city of Boston including 107 elderly/disabled units and 2,461 family units. The Commonwealth of Massachusetts and the Department of Housing and Community Development establish the basic guidelines and regulations that govern the state-funded program.

\*Note: Franklin Field is counted as both a federally funded and a state funded development. For Mission Main and Orchard Gardens, the expected unit count upon completion of redevelopment was included. West Concord is included in the federal unit count although it is technically a project-based Section 8 development.

## • SECTION 8 TENANT BASED ASSISTANCE

The Section 8 Tenant Based Assistance Program increases affordable housing choices for very low income households by allowing families to live in privately owned rental housing. In total the Boston Housing Authority is able to assist 6,500 families with affordable housing through this program. The merger of the two primary programs of the Section 8 rental assistance program, the Section 8 certificate program and Section 8 voucher program, is underway to form the Housing Choice Voucher Program.

## • SECTION 8 MODERATE REHABILITATION PROGRAM

The Moderate Rehabilitation Program encourages owners to substantially rehabilitate or construct apartment buildings, which include non-subsidized as well as subsidized residents. The BHA provides oversight of subsidy holders at 16 of these developments. Two examples follow:

- (1) SRO Section 8 Moderate Rehabilitation for Homeless Individuals: HUD awarded funding for projects which, after rehabilitation, are placed under contract for a maximum of 10 years to serve the homeless. These projects were selected through a nationwide competition. Each project is designed to accommodate the needs of homeless individuals in need of services.
- (2) SRO Section 8 Moderate Rehabilitation for Homeless Veterans: Single Room Occupancy Units are available for occupancy by homeless veterans at 17 Court Street in Boston.

## • SECTION 8 SUBSTANTIAL REHABILITATION & NEW CONSTRUCTION

These programs combine a guaranteed subsidy with bond financing through the 11(b) program to encourage the "gut rehab" of older structures or the construction of new apartment buildings. The apartments created are rented to families eligible for Section 8 assistance for a period ranging from 20 to 40 years. The owner manages the property and selects tenants from an on-site waiting list. The BHA, as the contract administrator for HUD, oversees the management and makes monthly subsidy payments.

- **MAINSTREAM HOUSING PROGRAM**

The Boston Housing Authority has received an allocation of Section 8 subsidies for nonelderly disabled individuals. In addition to Section 8 assistance, the program coordinator has created a network of services to aid non-elderly disabled participants in their search for housing. These services include referrals to agencies throughout the Boston area who offer support such as housing search assistance, information on disability issues, and advocacy services.

- **FAMILY UNIFICATION PROGRAM**

The Family Unification Program provides housing assistance to families involved with the Department of Social Services to which permanent, stable housing is the final barrier for reunification with children in foster care.

- **VACANCY CONSOLIDATION COUNSELING PROGRAM**

The BHA was awarded Section 8 assistance to be provided to residents of the Mission Main and Orchard Gardens Public Housing Developments to facilitate vacancy consolidation efforts in conjunction with the HOPE VI initiative. Section 8 assistance was offered to all tenants residing at these two sites for the purpose of relocation when their unit was scheduled for demolition. Clients who receive this Section 8 assistance are also eligible for counseling services including access to information on available housing, public transportation, schools, childcare, employment, volunteer positions, and neighborhood network information. The VCCP counseling staff offers workshops on topics to promote self-sufficiency such as credit counseling and welfare reform.

- **MOVING-TO-OPPORTUNITY PROGRAM**

The Moving-to-Opportunity (MTO) program was an experimental demonstration and research project enacted by Congress and designed by HUD to evaluate the impact of assisting low-income families in moving from public and assisted housing in high-poverty areas to low poverty communities with better housing, education and employment opportunities. The Boston Housing Authority was selected as one of five housing authorities nationwide to participate in the MTO program. This demonstration program combined housing counseling services with Section 8 tenant-based rental assistance to very low income families living in public housing or who received project-based Section 8 assistance in high poverty areas. The BHA received an award of 285 Section 8 tenant based certificates and vouchers. MBHP assisted the BHA in this endeavor by providing counseling services. All 285 participants in Boston's MTO Program were followed by HUD over a ten year period to evaluate their progress and to determine whether extensive housing counseling services and assistance with housing choice are key elements in breaking the poverty cycle. This program is no longer operational as its demonstration period has ended.

- **WELFARE-TO-WORK PROGRAM**

The focus of the BHA's Welfare-to-Work Program is to provide opportunities for self-sufficiency by offering participants a wide range of supportive services that will enable families to make the life-changing transition from welfare to work. Collaboration with public and private partners will help eligible participants to acquire skills and resources necessary to obtain jobs, secure child-care, access transportation, and undertake other activities to achieve economic self-sufficiency. The availability of Section 8 Vouchers also allows families to move to apartments that are located near employment opportunities. Hence the program focuses on the three most frequent barriers complicating the successful transition from welfare to work: 1) lack of job readiness training, 2) difficulty in obtaining child care and 3) inability to access jobs because of transportation constraints

- **NAACP**

As part of the relief settlement of the NAACP v. HUD lawsuit, the BHA will work with the MetroList agency to provide housing counseling services to afford minority families the opportunity to live in predominantly white or racially diverse neighborhoods. The mobility counseling and housing search assistance will include landlord outreach; assistance in negotiations and the completion of paperwork; financial assistance for moving costs; and post-move counseling. In addition, there are currently four hundred subsidies being held in escrow by the BHA pending resolution of litigation.

- **PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)**

The Boston Housing Authority's Public Housing Drug Elimination Program is a critical part of our efforts to reduce and/or eliminate drug-related crime in our housing developments. The BHA's overall approach to drug elimination focuses on organizing and serving the community, not just policing it. The major goals of the PHDEP program and BHA's drug elimination initiatives are to:

1. Continue reducing drug-related and other serious crimes;
2. Continue Community Policing efforts at all sites to address resident fear and perception of drug-related crime, thereby improving resident quality of life;
3. Constructively engage all resident youth including the growing BHA youth population years 13 and under to avoid potential crime;
4. Improve linkages with drug treatment programs so that more BHA residents will participate in these vital services;
5. Increase resident empowerment and leadership opportunities to help residents cope with welfare reform and achieve economic self sufficiency; and
6. Continue to improve upon management lease enforcement and related actions to quickly remove criminals and drug involved households from the community and to prevent them from gaining admission to BHA properties.

These activities reflect the BHA's commitment to utilize a broad array of techniques to combat crime and drugs, ranging from basic security activities to recreational and educational activities.

- **ECONOMIC DEVELOPMENT AND SUPPORTIVE SERVICES PROGRAM (EDSS)**

The Boston Housing Authority, in partnership with the Boston Private Industry Council, the Mayor's Office of Jobs and Community Services (JCS), Local Tenant Organizations (LTO's) from several BHA developments, Greater Boston Legal Services (GBLS) and the Metropolitan Area Planning Council (MAPC), received funding under HUD's Economic Development and Supportive Services (EDSS) Program to train and place 400 or more public housing residents from across the City of Boston in living wage jobs. Outreach and intake of public housing residents will take place at public housing sites, which will function as "satellites" of the City's One-Stop Career Centers. Public housing residents from all BHA family developments will be able to directly access a broad range of employment, training and supportive service programs and referrals. The program has been designed to coordinate with the City of Boston and State welfare-to-work systems and to support residents in meeting the new TANF work requirements. It is based on a detailed analysis of public housing resident employment, training and supportive service needs.

- **RESIDENT INITIATIVES GRANT PROGRAM (RIGP)**

The purpose of the Resident Initiatives Grant Program (RIGP) is to assist the Boston Housing Authority (BHA) in its efforts to sustain physical improvement programs at family developments through the development of a meaningful partnership with local tenant organizations (LTO's) and to increase access for residents to greatly needed supportive services from area providers. The grant provides assistance for two primary types of activities: capacity building for LTO's and resource coordination for the resident population. The rules and requirements for the conduct of RIGP activities are provided through contractual terms and the RIGP Handbook, which provides contracts with instructions on how to develop programmatic initiatives and report on them. The RIGP program is funded through the BHA's Comprehensive Grant Program (CGP). RIGP activities are currently conducted by nine (9) LTO's: the Alice H. Taylor Tenants Task Force, the Bunker Hill Tenants Task Force, the Cathedral Tenants United, the Commonwealth Tenants Association, the Franklin Field Task Force, the Franklin Hill Tenants United, the Lenox-Camden Residents Association, the Mary E. McCormack Task Force, and the Washington-Beech Tenants Association. The Community Initiatives Department intends to contract with three additional sites this year bringing the total number of RIGP sites up to 12 citywide.

- **ELDERLY/DISABLED RESIDENT SERVICES PROGRAM**

The Elderly/Disabled Resident Services Program provides service coordination through a combination of in-house staff and contracted services at all elderly/ disabled developments. Resident Service Coordinators are charged with two major tasks. The first is to assist individual residents as needed with health, personal care, meals services, money management, substance abuse treatment, and/or other aspects of daily life. The purpose of this effort is to assist residents who are facing difficult problems to maintain their independence. The service coordinators accomplish this by bringing in the assistance which residents need from available community resources. By providing this service, we have stabilized individuals in their apartments, enabling them to continue their residency and remain good neighbors. The second major charge of resident service coordinators is to work with managers and residents to create an open and friendly community environment. By assisting resident organizations in planning and implementing community activities, resident service coordinators increase socialization among residents and decrease isolation. The use of the resident service coordinator program in each of our buildings has proven to be an invaluable resource to both residents and managers, particularly in communities that have a wide range of ages and disabilities among the population.

- **SUPPORTED HOUSING SERVICES PROGRAM**

The Supported Housing Services Program provides a combination of housing and supportive services to frail elderly and non-elderly disabled residents of federally assisted housing who are at risk of nursing home or other institutional placement. The primary goal of the program is to promote and encourage maximum resident independence within a home environment, and to improve the ability of management to assess the service needs of eligible residents and provide or ensure the delivery of needed services. In addition to providing quality affordable housing, the program provides a variety of support services, which can include meal preparation, housekeeping, laundry, transportation, or other personal care services. There are currently seven (7) supported housing programs with a total of 77 units operating in five (5) different developments. These programs are administered by local nonprofit providers including Ethos, Vinfen, Latino Health Institute, Justice Resource Institute, Elders Living at Home and Friends of Mattuck Shelter.

- **HOPE VI**

The HOPE VI Program provides grants to revitalize the BHA's most distressed public housing developments. Revitalization efforts are focused on three areas: physical improvements, management improvements, and social and community services to address resident needs. The program has five key objectives:

- Changing the physical shape of public housing by demolishing the most distressed developments and replacing them with housing designed to blend with the surrounding community.
- Reducing the concentrations of poverty by encouraging a greater income mix
- Establishing support services.
- Forging broad-based partnerships to involve public housing residents, state and local government officials, the private sector, non-profit groups and the community at large in planning and implementing improvements in public housing developments.

HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, planning and technical assistance, and implementation of resident self-sufficiency programs. To date, through this program, the BHA has successfully created new partnerships with private entities to produce mixed-finance and mixed-income affordable housing at the Orchard Gardens and Mission Main developments.

- **REGIONAL OPPORTUNITY COUNSELING PROGRAM**

The Boston Housing Authority Regional Opportunity Counseling Program promotes regional collaboration and involves two non-profit counseling agencies and six partner PHAs. The goal of the Boston ROC program is to promote upward mobility and long-term self-sufficiency among low-income participants. The BHA will expand the housing choices through landlord outreach, counseling and housing search assistance that focuses on regional mobility. The most important aspect of the counseling programs is the concentrated efforts of all the agencies involved in actively pursuing ways of removing impediments to mobility. The effect of limited FMR levels, the prevalence of discrimination, the reluctance of landlords to accept Section 8 subsidies, and the differing policies and procedures of each PHA are all impediments to mobility and are addressed in the BHA's counseling programs. Basic information about suburban apartment listings and Section 8 portability are distributed widely by the BHA. In addition, regional mobility is promoted through the provision of information on transportation, education and employment opportunities, which are available in suburban communities in the BHA's Housing Search Room.

- **FAMILY SELF SUFFICIENCY**

The Family Self-Sufficiency program is designed to help Section 8 tenants achieve independence and economic self reliance. The program is voluntary and offered to all current Section 8 recipients. Each program participant works with a case manager to develop an Individual Training and Service Plan that includes a multitude of services, which help the family achieve self-sufficiency. FSS families enter into a five-year contract with the Boston Housing Authority that specifies the obligations of the family and the Housing Authority. The case manager works with the head of household to obtain the service necessary to implement the plan. A family begins to accrue an escrow savings account of matching funds when their Total Tenant Payment (TTP) increases due to financial earnings. The family receives the money in this account, plus interest, when the FSS Contract is completed.

- **RESIDENT EMPLOYMENT PROGRAM**

The Resident Employment Program seeks to promote the BHA's policy to provide employment and other economic contracting opportunities for BHA residents and BHA resident owned businesses in accordance with Section 3 of the Housing and Urban Development Act of 1968 as amended by the Housing and Community Development Act of 1992.

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Agency-wide policies (govern both Public Housing and Section 8):

- Anti-Harassment and Grievance Policy
- Cash Management and Investment Policy
- Civil Rights Protection Plan
- Code of Conduct
- Confidentiality & Confidentiality Agreement Policy
- Dress Code
- Drug Free Workplace Policy
- Electronic Mail (E-mail) Usage Policy
- Family and Medical Leave Policy
- Hiring and Selection Guidelines
- Minority Participation Policy
- Procurement Policy
- Reasonable Accommodation Policy
- Resident Employment Provision
- Sexual Harassment Policy
- Site Based Purchasing System Policy
- Small Necessities Leave Act
- Telephone Usage Policy
- Tenant Grievance Procedures
- Tenant Selection and Assignment Plan
- Tobacco Free Workplace Policy
- Vehicle Usage Policy

(2) Public Housing Maintenance and Management:

- Deconcentration Policy
- Demolition/Disposition Policy
- Pest Control Policy
- Redevelopment Policy
- Resident Relocation and Rehousing Policy
- Tenant Participation (LTO) Policy

(3) Section 8 Management:

- Section 8 Administrative Plan

## 6. BHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? If yes, list additions to federal requirements below:

Since the BHA has designed the grievance procedures to comply with both state and federal requirements, one additional provision required by the Department of Housing and Community Development, the state agency that regulates statefunded public housing, has been extended to residents at federal developments too. Decisions of the Grievance Panel may be appealed to a designee of the Administrator.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office:

*Hearing Panel Coordinator  
52 Chauncy Street, 8<sup>th</sup> Floor  
(617) 988-4098*

- PHA development management offices

- Other (list below)

### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant based assistance program in addition to federal requirements found at 24 CFR 982? If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office

*Leased Housing Division  
52 Chauncy Street  
4<sup>th</sup> Floor for applicants  
5<sup>th</sup> Floor for assisted families*

- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (MA002b02)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5-Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (MA002h02)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 
1. Development name: Orchard Park  
2. Development (project) number: 105 (MA06P002005)  
3. Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- 
1. Development name: Mission Main  
2. Development (project) number: 103 (MA06P002003)  
3. Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below: Maverick

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

To be determined when we apply for Hope VI.

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

1. Disposition and redevelopment of 54 scattered site duplex units, "the Infills"
2. Disposition and redevelopment of 4 scattered site Section 8 Project Based Assistance sites known as "West Concord"

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Infill I 1b. Development (project) number: 156 (MA06P002056)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved: 08/09/99
5. Number of units affected: 24
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 09/01
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to homeownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>

Demolition/Disposition Activity Description	
1a. Development name: Infill II	
1b. Development (project) number: 159 (MA06P002059)	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 08/09/99	
5. Number of units affected: 28	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 09/01	
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to homeownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>	

Demolition/Disposition Activity Description	
1a. Development name: Evans Street	
1b. Development (project) number: 155 (MA06P002055)	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 08/09/99	
5. Number of units affected: 2	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 09/01	
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to homeownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	West Concord
1b. Development (project) number:	636
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	06/01/2000
5. Number of units affected:	74
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/00 (RFP to be issued) b. Projected end date of activity: 12/31/01 (Transfer to be completed)
<i>NOTE: These properties are not public housing units. They are project-based Section 8 scattered site units being transferred to a local non-profit with continued affordability restrictions.</i>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Orchard Park
1b. Development (project) number:	25
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> * <i>HUD approved the Homeownership component with the Phase I closing in 1998. The disposition application will be specific as to boundaries and size.</i> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application planned for submission:	09/00
5. Number of units affected:	None
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09/00 b. Projected end date of activity: 03/01
<i>Note: The BHA acquired several vacant lots from the City of Boston as part of the HOPE VI program. The BHA will issue an RFP in the fall of 2000 to develop the lots into homeownership units or will transfer the sites back to the Department of Neighborhood Development for community development activity. A complete list of the addresses of these lots is available as a supporting document in the Planning Department at 52 Chauncy Street and at each local management office.</i>	

Demolition/Disposition Activity Description	
1a. Development name:	Mission Main
1b. Development (project) number:	23
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> * <i>The homeownership component was approved as part of the HOPE VI grants in 1995. The disposition application will be specific as to parcel numbers.</i> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application planned for submission:	10/00
5. Number of units affected:	None
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/01 b. Projected end date of activity: 09/01
<i>Note: The BHA HOPE VI program has a portion of the original site designated to become the site of homeownership units. Pending receipt of financing commitments for the development project, approximately 33,320-sq. ft. is intended to be used for this purpose. The site boundaries are McGreevey, Cornelia and Horadan Streets and the rental units. A copy of the site map indicating the designated area is available as a supporting document in the Planning Department at 52 Chauncy Street.</i>	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table on the next page

### Designation of Public Housing Activity Description

1a. Development name: All Elderly/Disabled Program developments  
(see supplemental table below)

1b. Development number: All Elderly/Disabled Program developments  
(see supplemental table below)

2. Designation type:

- Occupancy by only the elderly  
 Occupancy by families with disabilities  
 Occupancy by only elderly families and families with disabilities:  
(In ratio of 70% Elderly, 30% Disabled at each site)

3. Application status (select one)

- Approved; included in the PHA's Designation Plan \*  
 Submitted, pending approval  
 Planned application

\*The Plan approved by HUD included alterations to proposed BHA Plan.

4. Date this designation approved, submitted, or planned for submission: 08/27/99

5. If approved, will this designation constitute a (select one)

- New Designation Plan  
 Revision of a previously approved Designation Plan?

9. Number of units affected: 3,548

7. Coverage of action (select one)

- Part of the development  
 Total development (see supplemental table below)

*Implementation Strategy:* The BHA will send notification letters to all residents, applicants and local tenant organizations regarding the plan and implementation process. On September 1, 2000 the BHA will reorder the wait list and inform all applicants in writing of their new position on the wait list, provide information about options available under the new plan and allow applicants an opportunity to change their housing choices if desired. Applicants may choose any of the following options: apply to other developments with lower ratios of disabled to elderly; apply for Section 8 while retaining their position on the public housing waiting list, or use one of their three choices to apply to the family citywide wait list where a preference for one bedrooms has been extended to disabled applicants.

### Designation of Public Housing: Supplemental Table

Development	Address	Units	Supported Housing	Elderly	Disabled	Wheelchair
Amory Street	125 Amory Street, Jamaica Plain	184	20	115	49	21
Annapolis	52 Summer Street, Dorchester	54		38	16	
Ashmont	374 Ashmont Street, Dorchester	52		36	16	
Ausonia	185 Fulton Street, Boston	99		69	30	8
Bellflower	24 Bellflower Street, Dorchester	113		79	34	15
Codman Square	784 Washington Street, Dorchester	103		72	31	5
Davison	101 Davison Street, Hyde Park	46		32	14	
Eva White	440 Tremont Street, Boston	101		71	30	
Foley Apartment	199 "H" Street, South Boston	94		66	28	
Frederick Douglas	755 Tremont Street, Roxbury	76		53	23	7
General Warren	114 Rutherford Street, Charlestown	94		66	28	
Groveland	15 MM Beatty Circle, Mattapan	59	13	32	14	
Hampton House	155 Northampton Street, Roxbury	76		53	23	7
Hassan	705 River Street, Mattapan	99		69	30	9
Heritage **	209 Summer Street, East Boston	278		195	83	25
Holgate	125 Elm Street, Roxbury	80		56	24	
JJ Carroll	130 Chestnut Street, Brighton	63		44	19	
JJ Meade	5 Melville Avenue, Dorchester	39		27	12	
Lower Mills	2262 Dorchester Avenue, Dorchester	179		125	54	23
M. L. King Towers	280 MLK Avenue, Roxbury	102		71	31	
Malone	11 Gordon Avenue, Hyde Park	104		73	31	4
Pasciucco	330 Bowdoin Street, Dorchester	84		59	25	5
Patricia White	20 Washington Street, Brookline	222		155	67	24
Peabody	1875 Dorchester Avenue, Dorchester	102		71	31	11
Pond Street	29 Pond Street, Jamaica Plain	43		30	13	
Rockland	5300 Washington St., W. Roxbury	69		48	21	
Roslyn	1 Cliffmont Street, Roslindale	118		83	35	12
Spring Street	23 Spring Street, West Roxbury	103		72	31	7
St. Botolph	70 St. Botolph Street, Boston	131		92	39	7
Torre Unidad	80 West Dedham, Boston	194		136	58	16
Walnut Park	Columbus Avenue, Roxbury	158	24	94	40	
Washington Manor	1701 Washington Street, Roxbury	65		46	19	6
Washington Street	91/95 Washington Street, Brighton	81		57	24	
West Ninth Street	195 West Ninth Street, South Boston	83		58	25	

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table provided on the next page.

### Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3.  Yes  No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the BHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: To be determined upon final rules from HUD

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

## **12. BHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? **No, but we have initiated discussions with the TANF Agency in order to enter into such an agreement in the near future.**

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use. )

## Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Youth on the Rise (PHDEP)	10,000	Open to all applicants	Development Office	Public Housing
Drug Intervention Program (PHDEP)	1,000	Open to all applicants	Development Office	Public Housing
Economic Development and Social Services Program	2,300	Specific criteria	Development Office	Public Housing
Resident Initiatives Grant Program	10,000	Open to all applicants	PHA Main Office/Specific Development Offices	Public Housing
Elderly and Disabled Resident Services Program	3,500	Open to all applicants	Development Office	Public Housing
Supportive Housing Services Program	82	Waiting list	Justice Resource Institute (14) Vinfen (18) Latino Health Institute (12) Elders Living at Home (12) Friends of Shattuck (18) Ethos (8)	Public Housing
Hope VI Resident Services Program	445	Recruited on site; wait list if necessary	Mission Main Services Director	Public Housing
	400		Orchard Park Services Coordinator	
Hope I Resident Services	400	Specific criteria per EDSS	PHA Main Office/Specific Development Offices	Public Housing
Regional Opportunity Counseling Program	5,000	Specific criteria	PHA Main Office	Section 8
Vacancy Consolidation Counseling Program	500	Specific criteria	PHA Main Office	Section 8
Moving to Opportunity Counseling Program	400	Specific criteria	PHA Main Office	Section 8
Skinner Litigation**	500	Specific criteria	PHA Main Office	Section 8
Welfare-to-Work	300	Specific criteria	PHA Main Office	Section 8
Family Self-Sufficiency Program	250	Open to all applicants	PHA Main Office	Section 8
Resident Employment Program	120	Specific criteria	PHA Main Office Development Offices	Public Housing

\*\*pending litigation; may change budget and duties of the group

**Note:** Detailed program descriptions are included in Operation and Management (Section 5.B, pp.33-37).

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of April 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	142	236 (As of 27/08/99)

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. BHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to subcomponent D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- Incidence of violent and/or drug-related crime in some or all of the PHA's developments
- Incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other: Incidence of civil rights violations and obligations under the consent decree.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other: Regular consultation with Tenant Task Forces

3. Which developments are most affected?

Family developments

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other:
  1. Installation of various electronic equipment including surveillance equipment
  2. Regular Crime Prevention Education
  3. Institution of new key security systems
  4. Enhanced lease enforcement activity
  5. Employment of nationally-accredited police force
  6. Expanded training program and new uniforms for Safety Officers

Which developments are most affected? All developments

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)\*
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities: Multi-law enforcement task forces geared to addressing civil rights violations in two areas- Charlestown and South Boston (police, district attorney, attorney general, HUD Inspector General)

\* In the proposed ACOP already reviewed by the local HUD office and currently undergoing public comment and review, the BHA has included a proposed Occupancy by Police Officers policy. This draft document includes the terms of tenancy for police officers and the maximum number of apartments the BHA will offer per development. Placement will depend upon the number of officers interested in participating in the program and the particular security needs identified by the BHA at the time.

2. Which developments are most affected? All developments

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes  No: This PHDEP Plan is an Attachment. (Filename: MA002103)

**Note:** The attached PHDEP Plan FY00 has been amended to include a \$414,668 increase in funding per HUD's instructions. This funding increase compensates the BHA for a coding error that led to incorrect calculations of the FY99 award. The additional funding has been allocated to the Prevention line item to address a shortfall we had expected with the change from competitive grant to formula funding, thereby enabling us to partially restore the drug prevention program to the same level of activities offered in previous fiscal years. A copy of the amended plan was been made available to the Resident Advisory Board for comment prior to submission and will remain on file in the Planning Department for general public review.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

## **17. BHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: Neighborhood market profiles, Enhanced performance analysis of properties based upon PHAS
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table? **No, but we have attached the BHA Asset Management Statement of Approach.**

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached (File name): MA002f01

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

The BHA discussed the proposed amendments with the Resident Advisory Board at several meetings between June and August, 2000. A separate file has been attached (MA002f03) which includes a list of RAB comments and the BHA's response. The BHA also conducted the requisite 45-day public comment and review period that culminated in a public hearing on September 18, 2000. Any comments offered in this forum have also been included in the attached file. The comments offered by the RAB and the general public did not result in any significant changes to the *amendment* as it is being submitted. However, the BHA has retains the following information from the original FY2000 Plan that demonstrates the substantive changes made to the initial submission based upon the RAB comments.

The Resident Advisory Board contributed to the development of the original FY2000 plan in numerous ways. Through a six-month process, the BHA and the RAB met twelve (12) times to review and discuss each component of the plan as well as attached and supporting documentation. The following list highlights key Resident Advisory Board comments that resulted in actual changes to this plan.

Five-Year Plan: Numerous changes were made to the Five-Year Plan in response to the RAB's request to provide more specificity and "adopt quantifiable goals and objectives". In addition, the BHA has included several new goals at the Resident Advisory Board's request including: Establishing a Workable Citywide Tenant Participation Policy and Fostering the Self Organization and Participation of Section 8 Tenants. The BHA has also added Development of Reasonable Accommodation Procedures for Leased Housing, an objective already identified by the BHA but not previously included in the Five Year Plan.

Housing Needs: In response to comments by the Resident Advisory Board, the BHA provided a detailed description of its Vacancy Reduction Strategy in both federal and state developments. Although the BHA has not formally incorporated this strategy into the Agency Plan template, it has been included in the comment and response section of the plan. As part of the Annual Plan process, the BHA will assess its performance in achieving the vacancy reduction strategy as outlined in the previous year. This analysis will include both state and federal public housing stock with a breakdown, by development, of units off-line and a strategy for insuring the maximum utilization possible in the coming year within the constraints of funding availability.

Eligibility, Selection and Admissions: The BHA added a statement explicitly ensuring its commitment to include the Resident Advisory Board in the upcoming process of revising the Admissions and Continued Occupancy Policy. In addition, BHA intends to adopt one of the Resident Advisory Board's recommendations regarding the Section 8 Tolling/Admissions Policy. As part of the upcoming revisions to the Section 8 Administrative Plan, the BHA will amend this policy to allow extensions beyond the 120-day period in cases where the voucher-holder was engaged in a diligent housing search but nonetheless has not been able to find housing.

Rent Determination: The Resident Advisory Board presented a compelling argument that the flat rents, as originally proposed by the BHA, should be lower in order to act as an incentive to encourage public housing residents who have achieved a greater degree of economic self-sufficiency to remain in public housing. As a result, the BHA completely revised its methodology in determining the flat rent schedule to achieve this objective.

Operation and Management: The BHA added a table listing all of the federal developments, the management office address and whether or not they were managed in-house or via a private management company. The BHA also provided a statement regarding the role of the Local Tenant Organizations in the evaluation of management at both BHA-managed and privately managed developments. Furthermore, the BHA included more detailed program descriptions to accompany the table listing the HUD programs under BHA management. This information was included at the Resident Advisory Board's request and in an effort to make this document a more comprehensive community guide.

Designated Housing: Based upon the Resident Advisory Board's request for an update on the implementation of the Designated Housing Plan, the BHA has included a brief summary of its strategy and timeline in the Annual Plan.

Community Service Requirement and Pet Policy: The BHA agrees with the Resident Advisory Board's assessment that, since these policies are not required by HUD for January and April PHAs, they should not be included in the first submission of the Agency Plan. The BHA will solicit additional input from the Resident Advisory Board and the local tenant organizations upon issuance of final rules from HUD and prior to finalizing either policy as amendments to the Plan.

Asset Management: The BHA revised the Asset Management Plan: Statement of Approach to explicitly state that asset management activities will be conducted in the context of the Agency's mission to provide quality housing to low-income families at affordable rents. In addition, a section explaining the resident participation in this process has been included.

Definition of "Substantial Deviation" and "Significant Amendment or Modification": The BHA has adopted the Resident Advisory Board's recommendation to use the HUD definition for the first plan submission rather than formally adopt the proposed BHA definition discussed with the RAB at the December 15<sup>th</sup> meeting. This will allow sufficient time to conduct a thorough public review process prior to adopting a locally derived definition with the next plan submission.

Supporting Documents: The BHA added the following items to the list of supporting documents available for public review as requested by the Resident Advisory Board: Section 504 Compliance Agreement; Sample Private Management Contracts and Assessment Guidelines; Section 8 Management Assessment Program (SEMAP) initial submission to HUD; and Section 8 Welfare-to-Work Grant Application.

Fair Housing Documentation: Based upon comments from Mac McCreight, technical advisor to the Resident Advisory Board, the BHA added a more comprehensive description of the Leased Housing Divisions policies and programs that affirmatively further fair housing.

Display Locations for PHA Plans: The Resident Advisory Board expressed concern that the BHA was not ensuring that local tenant organizations had sufficient opportunity to comment on the Plan and thereby not adhering to the Local Tenant Participation Policy. As a result, the BHA distributed copies of the draft Agency Plan and attached documents to every Local Tenant Task Force office more than 30 days in advance of the Public Hearing.

Extension of the Plan Submission: At the Resident Advisory Board's request, the BHA agreed to extend the Agency Plan submission for the 45-day period offered by HUD.

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenantbased assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Boston, MA

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Preservation of Existing Public Housing and Privately-Owned Assisted Housing Stock: One of the City's top priorities for the next four years is to ensure the preservation of the existing stock of public housing and HUD & MFHA- assisted privately-owned rental housing stock which is currently at-risk due to the expiration of project-based Section 8 contracts or expiring use restrictions. **The entire mission of the BHA is dedicated to this goal. Through the CGP Plan and a new and enhanced preventative maintenance policy the BHA intends to preserve the existing public housing stock. In addition, through the disposition of the BHA's only expiring use property, West Concord, to a non-profit housing provider we will retain the long-term affordability of this property and secure the future of the existing residents.**
  - Rental Assistance: The City will continue to work with owners, tenants and affordable housing advocacy groups to educate HUD, members of Congress, the Mass. Housing and Community Development Department and members of the State legislature about the need for additional funding to ensure the renewal of all existing tenant-based Section 8/Mass Rental Voucher Program certificates & vouchers and to fund new incremental vouchers. The City will also encourage the BHA to conduct a Random Digit Dialing Survey and strongly supports the BHA's request that HUD increase its proposed FY 2000 FMRs to more adequately reflect actual market rents. The City will strongly encourage the Boston Housing Authority and the Metro Boston Housing Partnership to apply for any additional Section 8 or Mass Rental Voucher Program funding that may become available for use in Boston. **In support of the City's goals, the BHA is committed to applying for any additional Section 8 or Mass Rental Voucher Program funding that may become available.**

- Housing Counseling: Another key element of the City's strategy for addressing the housing needs of lower-income renters, especially those having a severe housing cost burden is housing counseling services. Housing counseling service attempt to match the needs of lower-income households with appropriate affordable housing opportunities. **The BHA will further this goal through continued operation of the Regional Opportunity Counseling Program which provides housing counseling services to Section 8 certificate and voucher holders. In addition, the Welfare-to-Work program will offer job, transportation and housing counseling services to assist participants in securing housing located near employment opportunities thereby increasing the likelihood of successfully transitioning from welfare to meaningful permanent employment.**
- Expand Homeownership Opportunities: One of the most effective ways of providing long-term affordable housing for renters is to make homeownership an affordable and attractive option for current renters. Homeownership is empowering and helps to stabilize and strengthen the fabric of city neighborhoods. Expanding homeownership opportunities is one of the top priorities of HUD Secretary Andrew Cuomo and Boston Mayor Thomas Menino. **The BHA intends to develop a Section 8 Homeownership Program upon final rules from HUD. This program will allow an eligible family who is an applicant or participant in the Section 8 Program to purchase a home and use the rental assistance (subsidy) to meet the monthly homeownership expenses.**
- Homelessness: Permanent housing and permanent supportive housing targeting individuals and families who have been [formerly homeless and] assessed as ready for independent living. **The BHA is among the leading providers of permanent housing to formerly homeless families and individuals in the City. The BHA admissions policy in both the public housing and Section 8 programs assigns a priority to homeless applicants, including persons living in shelters or in housing not meant for human habitation. In addition, the BHA Elderly/Disabled Program has partnered with two non-profit service providers, Elders Living at Home and Friends of the Shattuck Shelter, to offer 30 units of supportive housing programs for the formerly homeless at three Elderly/Disabled sites. The Section 8 Program administers the Mainstream Housing Program, which provides 200 Section 8 subsidies to homeless, disabled individuals.**
- HIV/AIDS: Addressing the priority housing and supportive housing needs of persons with HIV/AIDS is a high priority for the City of Boston. **The BHA Elderly/Disabled Program has partnered with three nonprofit providers, Vinfen, Justice Resource Institute and Latino Health Institute, who serve persons with AIDS or HIV to provide 39 units of supportive housing at three Elderly/Disabled sites. In addition, through the Moderate**

**Rehabilitation Program, the Leased Housing Division administers 49 single room occupancy units (SROs) for persons with disabilities, including persons living with AIDS, at various sites throughout the city. The Leased Housing Division also administers 20 subsidies for persons with AIDS via the Massachusetts Rental Voucher Program.**

- **Frail Elderly:** There is a moderate and growing need for additional supportive services and/or access to assisted living facilities for frail elderly person. Many of these persons will not be able to continue to live independently without some additional assistance with daily living activities. The city will strongly support requests to HUD under the Section 202 program for new supportive housing for elderly and frail elderly persons and for service coordinators under existing Section 202 projects. **The BHA Elderly/Disabled Resident Services Program provides resident service coordinators at every Elderly/Disabled development to coordinate supportive services. These services are instrumental in enabling elderly residents to live independently for longer. The BHA has also partnered with non-profit service provider, ETHOS, to provide 8 units of supportive housing at one Elderly/Disabled site. In addition, the BHA continues to pursue opportunities to convert an existing Elderly facility to an assisted living model. The Elderly/Disabled Housing Program is actively working with the Upham's Corner Health Center's PACE Program provide supported units for frail elderly at one site. To date, however, this has not been financially feasible.**
- **Physically Disabled:** As evidenced in the inventory of BHA, HUD, & MHFA housing, there are a substantial number of accessible units available for physically disabled persons. **Comprehensive modernization of six developments as well as improvements at three additional developments have resulted in a supply of accessible units that well exceed the demands of the current city-wide BHA waiting list. In addition, program spaces and management offices at most of the developments have been made accessible with compliant entries, lobbies, counters, restrooms, etc. Site pathways, including parking spaces, curb cuts, ramps and signage, have been improved to meet current UFAS and state code requirements for the mobility-impaired and other persons with disability. Current capital construction projects continue to adhere to both federal and state code requirements for handicap accessibility. As noted earlier, the Leased Housing Division administers 200 Section 8 subsidies for homeless individuals with disabilities via the Mainstream Housing Program. The BHA also administers 143 single room occupancy units under the Section 8 Moderate Rehabilitation Program (in addition to the 49 SROs designated for persons with AIDS) and approximately 20 state funded vouchers for persons with disabilities.**
- **Non-Housing Community Development:** Another priority non-housing community development activity is the provision of a wide range of much

needed human service programming, including childcare, senior services, youth programs, and adult literacy. **Through the Community Initiatives Department and the Elderly/Disabled Resident Services Program, the BHA offers a broad range of services for youth, adults and families and seniors.**

- **Anti-Crime Programs:** Boston has been recognized nationally for its success at reducing violent crime. One of the keys to Boston's success has been stepped-up community policing. The City's Police Department has also undertaken a series of aggressive anti-drug sweeps at the City's most troubled public housing projects...The City also encourages and supports efforts of the Boston Housing Authority and resident groups to obtain funding for anti-drug activities at public housing developments under HUD's Public Housing Drug Elimination program. **The BHA, through the efforts of its nationally accredited Public Safety Department and with the services of the thirty municipal police officers assigned to BHA patrol, works closely with BPD to provide above baseline services utilizing the community-policing model. The BHA is committed to continuing to pursue funding under HUD's Public Housing Drug Elimination program to continue its anti-crime programs.**
- **Lead-based paint Hazards:** The City of Boston recognizes the importance of controlling lead paint hazards in housing as a key element in a comprehensive strategy to prevent the tragedy of childhood lead poisoning. **Through the lead abatement program, the BHA continues to dedicate resources to making public housing units safe. In addition, as part of the pending Healthy Homes Initiative, the BHA will be embarking upon a major air quality study to include strategies to prevent lead poisoning.**
- **Anti-Poverty Strategy:** The City of Boston is committed to reducing the number of families living in poverty and to reducing the concentration of poverty. However, many of the factors which impact the number of poverty level households beyond the City's control, including factors such as regional economic trends, the exodus of traditional higher wage manufacturing industries to Third World countries, the growth of low-wage service industries and the influx of low-skilled immigrants. Nonetheless, the city has initiated or supported a number of initiatives and program designed to reduce or assist in reducing the number of poverty level families and reducing the concentration of poverty. **A critical part of the BHA's mission is to "create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency." Within the Public Housing Program, the Community Initiatives Department provides several self sufficiency programs funded through the Economic Development and Supportive Services Program. The Section 8 program also administers a family self-sufficiency program. In addition, the BHA has recently implemented discretionary rent policies to encourage self-sufficiency.**

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- Regional Mobility Programs: A statement that “the City has supported the Boston Housing Authority’s participation in HUD’s Moving to Opportunity Program and other related initiatives designed to enable poor persons living in areas with a concentration of poverty to obtain housing and access to employment opportunities in areas with a low concentration of poverty.”
- CGP-funded Resident Initiatives: A statement acknowledging that “the Boston Housing Authority...will continue to fund the Resident Initiatives Grant Program which currently funds resident task forces at eight developments and will provide six additional contracts to local tenant organizations at federally assisted family public housing developments. The BHA also funds resident self-sufficiency through social service coordination and outreach for elderly and disabled residents. In addition, the BHA funds local service coordinators for adolescents at risk of gang involvement, drug abuse, and teenage pregnancy.”
- CDBG Human Services: The City’s Office of Jobs and Community Services provides support to public housing resident groups for various social service programs through its CDBG-funded human service programs, including the Archdale Community Center, the Cathedral Tenants group, the Maverick Tenants Organization, and Commonwealth Tenants.
- Drug Elimination Program: The Boston Housing Authority is planning to apply to HUD for additional Public Housing Drug Elimination funding to continue ongoing drug-elimination efforts at the BHA’s family developments. The City strongly supports the BHA’s application and considers the application an integral part of the City’s comprehensive strategy for stabilizing Boston’s neighborhoods.

## D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of “Substantial Deviation” and “Significant Amendment or Modification”:

In the Final Rule issued on 12/14/99, HUD provides that, while PHAs may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements. The statute also requires that PHAs define “significant amendment or modification” of the Annual Plan and “substantial deviation” from the 5 Year Plan themselves, by stating the basic criteria for such definitions in an annual plan that has met full public process requirements, including Resident Advisory Board review. However, neither January nor April PHAs will be required to include these descriptions in their first PHA Plans. Until the PHA has met the requirements, HUD will consider the following actions to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Although the BHA has drafted a definition for review by the Resident Advisory Board, the requirement and the subsequent proposal, were established after the 45 day review and comment period for the FY2000 Annual Plan had ended and the public hearing was held. Therefore, at the Resident Advisory Board’s request, the BHA has decided to forego submitting a locally derived definition with the current PHA Plan. Instead, we will utilize the proposed HUD definition until next year’s submission. This will ensure adequate time to meet full public participation requirements.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plan.

**Boston Housing Authority**  
**DECONCENTRATION POLICY**  
*Revised January 12, 2000*

In accordance with Congressional mandate in the Quality Housing and Work Responsibility Act of 1998, the Boston Housing Authority has adopted the required policy to provide for deconcentration of poverty in all family (general occupancy) developments.

Annually, as required for the Annual Plan submission, the BHA will determine the average household income of families residing in each family development. Higher income developments will be defined as those where the average family income is over 115% of the average family income program-wide. Lower income developments will be defined as those where the average family income is under 85% of the average family income program-wide.

Based upon this analysis, the BHA will review the need to offer incentives to eligible families that would help accomplish the deconcentration objectives at individual developments. Our current analysis indicates that there is no need to implement such measures. However, should the average income at some developments vary more than 15% from the average we may consider implementation of various strategies to achieve the deconcentration objective. These strategies may include but are not limited to the establishment of income preferences, appropriate affirmative marketing efforts, additional applicant consultation and information, provision of additional supportive services and amenities and rent incentives authorized by QHWRA. It is important to note that until the BHA is authorized to operate site-based waiting lists such strategies will have a very limited impact.

The Boston Housing Authority will accomplish the deconcentration goal in a uniform and non-discriminatory manner. We will affirmatively market our housing to all eligible income groups. Lower income households will not be steered toward lower income developments and higher income households will not be steered toward higher income developments.

Since our particular Admissions and Continued Occupancy Policy (herein called ACOP) requires approval from HUD, we cannot make amendments unilaterally. However, it is our intention to redraft the ACOP to incorporate this deconcentration of poverty policy. We will defer use of the notice and comment requirement on this deconcentration policy until such time as the revised ACOP is developed since there is no current effect on applicants and/or residents of the BHA.

**Boston Housing Authority**  
**ORGANIZATIONAL CHART**

*(Due to incompatibility of the software, the organizational chart has not been included in the electronic version of this template. However, a hard copy will be forwarded with the certifications.)*

**Boston Housing Authority**  
**ASSET MANAGEMENT PLAN**  
Statement of Approach  
*Revised January 25, 2000*

**Introduction:**

The term “asset management” typically implies a certain type of evaluation or analysis that an owner uses to maximize the potential of a property—usually, in the case of a for-profit owner, to maximize profit.

At the Boston Housing Authority (BHA), we view asset management as an approach rooted within the mission of the Authority to provide quality housing to low-income families at affordable rents. Thus, asset management implies maximizing the potential of each site not in terms of profit but in terms of quality of life for residents, financial performance, and physical performance. The primary goals of the BHA asset management plan are to

- Preserve the stock of public housing and secure its future
- Operate the property at a reasonable cost
- Maintain the physical and structural integrity of the developments
- Ensure that each site is fulfilling the mission and policies of the agency
- Evaluate opportunities to improve the financial viability of each site, within the context of housing a low-income population at affordable rents

The following summary outlines the BHA approach to asset management and describes activities already underway or planned which are intended to institutionalize this approach across the portfolio.

**Approach:**

The BHA has begun to gather information according to the following series of tasks in order to formulate a portfolio-wide asset management plan. Because of the enormity of the task, we have identified three (3) developments for a pilot planning process: South Street, Washington Beech and West Ninth Street. Once the approach has been piloted with these developments, the entire portfolio will be addressed in stages (see Project Task and Timetable).

Although the following tasks are somewhat distinct activities, many are interdependent and are being pursued concurrently.

## **I. Establish and/or Review Mission Statement and Portfolio-wide Policies that relate to Asset Management**

A number of portfolio-wide policies relate to the task of Asset Management, and are needed in order to provide a consistent basis and methodology for sitespecific planning. Many of these policies are being reviewed and revised in conjunctionwith BHA Agency Plan to be submitted to HUD in February 2000. These policies include but may not be limited to the following:

- a. BHA Mission Statement
- b. Capital Investment Strategy
- c. Demolition/Disposition Policy
- d. Admissions and Occupancy Policies (Tenant Selection and Assignment Plan)
- e. Deconcentration of Poverty Policy
- f. Designated Housing Plan
- g. Tenant Participation (LTO) Policy

These policies and the Agency Plan are considered to be an integral part of each site specific plan, and ensure that the overall mission of the Authority weighs in alongside the financial and physical analysis of the property. These policies have been reviewed and discussed at Resident Advisory Board meetings and were available for public review during the comment period.

## **II. Complete a Neighborhood/Market Study for Each Site**

The BHA has spent considerable time over the past several months developing sources and compiling data for a neighborhood and market profile surrounding each of our developments. In conjunction with the City of Boston Department of Neighborhood Development, the BHA is developing a database that will allow us to map these neighborhood trends, and better understand some of the forces influencing the site. The profiles, when completed, will include the following information

1. Neighborhood description
2. Development and neighborhood-wide demographics
3. Summary of market rents and trends
4. Summary of recent public and private investment
5. Other relevant neighborhood information

These profiles will be critical to the development of an asset management plan, particularly the components of the plan related to income potential, target population and capital investment strategy.

### **III. Develop a Template for Site-based Plans:**

A draft “template” has been developed to identify the information that each site-based plan should contain. The template includes the following components:

- a. General Site Information
- b. Building and Unit Data
- c. Summary of Revenues and Expenses
- d. Neighborhood/Market Data
- e. Property Management Performance Indicators
- f. Staffing Analysis
- g. Utility Expenditures
- h. Capital Needs and Investment Summary
- i. Income Potential (reflecting the census tract surrounding the development)
- j. Disposition, Redevelopment and/or Hope VI Plans
- k. Site-based budget

### **IV. Planning**

An Asset Management Working Committee has been established within the BHA to accomplish two key objectives:

- 1) to develop both a process to collect and consolidate the substantial information required for the template, and
- 2) to review this information from site to site and formulate asset management recommendations for each site

The Committee meets monthly. Currently, the focus is upon completing the template for the pilot sites. In addition, a database is being developed through the MIS division to automate certain parts of the information gathering for the rest of the portfolio.

### **V. Resident Participation**

There are several components to resident participation for the project. The Authority wide Resident Advisory Board will review the initial Approach Statement and template and provide feedback on the general approach and process for the project.

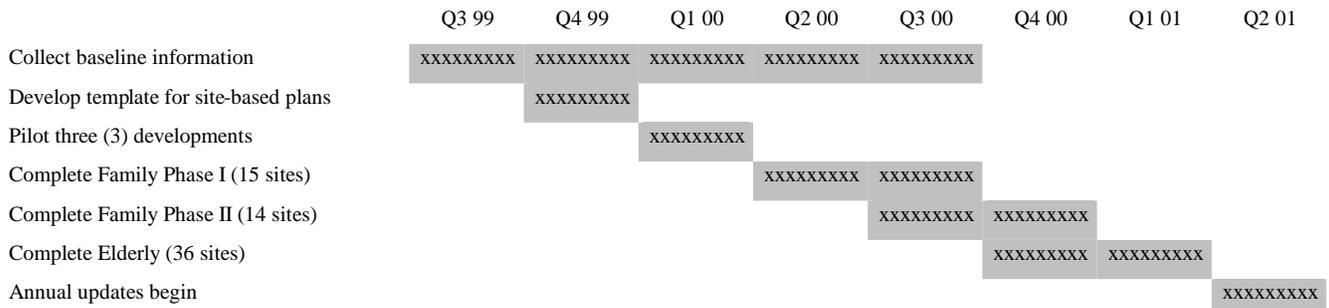
As individual draft plans are generated for each site, they will be reviewed with site managers and LTO's. It is anticipated that this phase of review will not occur until late 2000.

In the meantime, any new plans for demolition, disposition, conversion, or homeownership will be reviewed and discussed with the Resident Advisory Board, the

affected LTO, and subject to resident participation and public hearing requirements consistent with any substantial deviation to the BHA's Agency Plan. These initiatives are also subject to the provisions of the BHA's LTO Policy, and if relevant, the Demolition/Disposition and Redevelopment Policies.

**VI. Project Timeline:**

The asset management planning process is anticipated to be a two-year process, with approximate milestones as follows:



## Table Library

**PHA Plan  
Table Library**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number

**MA06-P002-501-00**

FFY of Grant Approval: (MM/YYYY)

**11/2000**

Original Annual Statement

Revised Annual Statement #

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CFP Funds	
2	1406 Operations	
3	1408 Management Improvements	3,331,640
4	1410 Administration	1,845,599
5	1411 Audit	25,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	1,783,201
8	1440 Site Acquisition	
9	1450 Site Improvement	751,774
10	1460 Dwelling Structures	20,500,587
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	6,675
13	1475 Nondwelling Equipment	298,765
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	1,524,098
<b>20</b>	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>30,067,339</b>
21	Amount of line 20 Related to LBP Activities	1,040,000
22	Amount of line 20 Related to Section 504 Compliance	280,510
23	Amount of line 20 Related to Security	938,522
24	Amount of line 20 Related to Energy Conservation Measures	



































**Annual Statement****Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA AUTHORITY-WIDE	30-Sep-02	30-Sep-03
2-01 CHARLESTOWN	30-Sep-02	30-Sep-03
2-03 MISSION HILL	30-Sep-02	30-Sep-03
2-05 ORCHARD PARK	30-Sep-02	30-Sep-03
2-06 CATHEDRAL	30-Sep-02	30-Sep-03
2-07 HEATH STREET	30-Sep-02	30-Sep-03
2-14 ALICE H. TAYLOR	30-Sep-02	30-Sep-03
2-19 BROMLEY PARK	30-Sep-02	30-Sep-03
3-Feb LENOX STREET	30-Sep-02	30-Sep-03
2-08 MAVERICK	30-Sep-02	30-Sep-03
2-09 FRANKLIN HILL	30-Sep-02	30-Sep-03
2-11 WHITTIER STREET	30-Sep-02	30-Sep-03
2-13 WASHINGTON-BEECH	30-Sep-02	30-Sep-03
2-23 M.E. McCORMACK	30-Sep-02	30-Sep-03
2-24 OLD COLONY	30-Sep-02	30-Sep-03
2-58 WEST NEWTON	30-Sep-02	30-Sep-03

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**  
(continued)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
2-74 RUTLAND	30-Sep-02	30-Sep-03
2-82 COMMONWEALTH	30-Sep-02	30-Sep-03
2-89A FRANKLIN FIELD	30-Sep-02	30-Sep-03
2-89B HIGHLAND PARK	30-Sep-02	30-Sep-03
2-26 M. COLLINS	30-Sep-02	30-Sep-03
2-27 ANNAPOLIS	30-Sep-02	30-Sep-03
2-28 ASHMONT	30-Sep-02	30-Sep-03
2-29 HOLGATE	30-Sep-02	30-Sep-03
2-30 FOLEY	30-Sep-02	30-Sep-03
2-34 DAVISON	30-Sep-02	30-Sep-03
2-35 WASHINGTON STREET	30-Sep-02	30-Sep-03
2-36 W. NINTH STREET	30-Sep-02	30-Sep-03
2-37 JOHN CARROLL	30-Sep-02	30-Sep-03
2-38 J.J. MEADE	30-Sep-02	30-Sep-03
2-40 MLK TOWERS	30-Sep-02	30-Sep-03

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**  
(continued)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
2-41 EVA WHITE	30-Sep-02	30-Sep-03
2-42 WALNUT PARK	30-Sep-02	30-Sep-03
2-44A F. DOUGLASS	30-Sep-02	30-Sep-03
2-44B HAMPTON HOUSE	30-Sep-02	30-Sep-03
2-44C WASHINGTON MANOR	30-Sep-02	30-Sep-03
2-45 AMORY STREET	30-Sep-02	30-Sep-03
2-47 GENERAL WARREN	30-Sep-02	30-Sep-03
2-49 TORRE UNIDAD	30-Sep-02	30-Sep-03
2-50 ROCKLAND	30-Sep-02	30-Sep-03
2-51 CODMAN	30-Sep-02	30-Sep-03
2-52 HERITAGE	30-Sep-02	30-Sep-03
2-53 ST. BOTOLPH	30-Sep-02	30-Sep-03
2-54 PASCIUCCO	30-Sep-02	30-Sep-03
2-57 LOWER MILLS	30-Sep-02	30-Sep-03
2-61 AUSONIA	30-Sep-02	30-Sep-03

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**  
(continued)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
2-62 HASSAN	30-Sep-02	30-Sep-03
2-70 SPRING STREET	30-Sep-02	30-Sep-03
2-71 PATRICIA WHITE	30-Sep-02	30-Sep-03
2-72 ROSLYN	30-Sep-02	30-Sep-03
2-77 BELLFLOWER	30-Sep-02	30-Sep-03
2-83 PEABODY SQUARE	30-Sep-02	30-Sep-03
2-89C JOSEPH MALONE	30-Sep-02	30-Sep-03

Annual Statement/Performance and Evaluation Report  
 PART III: Implementation Schedule  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter)			All Funds Expended (Quarter)			Reasons for
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA AUTHORITY	37529			38260			
2-26 M. COLLIN	37529			38260			
2-27 ANNAPOLIS	37529			38260			
2-28 ASHMONT	37529			38260			
2-29 HOLGATE	37529			38260			
2-30 FOLEY	37529			38260			
2-34 DAVISON	37529			38260			
2-35 WASHINGTON	37529			38260			
2-36 W. NINTH ST	37529			38260			
2-37 JOHN CAR	37529			38260			
2-38 J.J. MEADE	37529			38260			

1) To be completed for the Performance and Evaluation Signature of Executive Director and Date  
 2) To be completed for the Performance and Evaluation Signature of Public Housing Director/Office of National

2-40  
MLK TOWI 37529 38260

2-41  
EVA WHIT 37529 38260

2-42  
WALNUT F 37529 38260

2-44A  
F. DOUGLA 37529 38260

2-44B  
HAMPTON 37529 38260

2-44C  
WASHING 37529 38260

2-45  
AMORY ST 37529 38260

2-47  
GENERAL 37529 38260

2-49  
TORRE UN 37529 38260

2-50  
ROCKLAN 37529 38260

2-51  
CODMAN 37529 38260

1) To be completed for the Performance and Evalu (2) To be completed for the Performance and Evalu  
Signature of Executive Director and Date Signature of Public Housing Director/Office of Na

2-52  
HERITAGE 37529 38260

2-53

ST. BOTOL 37529 38260

2-54  
PASCIUCC 37529 38260

2-57  
LOWER MI 37529 38260

2-61  
AUSONIA 37529 38260

2-62  
HASSAN 37529 38260

2-70  
SPRING ST 37529 38260

2-71  
PATRICIA 37529 38260

2-72  
ROSLYN 37529 38260

2-77  
BELLFLOW 37529 38260

2-83  
PEABODY 37529 38260

1) To be completed for the Performance and Evaluation (2) To be completed for the Performance and Evaluation  
Signature of Executive Director and Date Signature of Public Housing Director/Office of Neighborhood Development

2-89C  
JOSEPH M. 37529 38260

1) To be completed for the Performance and Evaluation (2) To be completed for the Performance and Evaluation  
Signature of Executive Director and Date Signature of Public Housing Director/Office of Neighborhood Development

Revised Target Dates (2)

uation Repor  
itive American Programs Administrator and Dat

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-001</b>		Development Name <b>Charlestown</b>		DOFA Date or Construction Date <u>05/01/1941</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <b>45</b>	Number of Vacant Units <b>84</b>
				Current Bedroom Distribution	
				0 <u>0</u>	1 <u>363</u>
				2 <u>432</u>	3 <u>250</u>
				4 <u>73</u>	5 <u>3</u>
				5+ _____	
				Total Current Units	<b>1,109</b>
					<b>8%</b>
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					3
3. Roofing					5
4. Exterior Walls					1
5. Doors					5
6. Windows					1
7. Stair/Halls					1
8. Non-Residential Areas					3
9. Elevators					N/A
10. Fire Protection					1
11. Plumbing					1
12. HVAC					2
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$54,621,959	
Per Unit Hard Cost				\$49,253	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-003</b>		Development Name <b>Mission Main</b>		DOFA Date or Construction Date <u>04/01/1941</u>	
Development Type: Rental <input checked="" type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>		Occupancy Type: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>	
Number of Buildings <b>18</b> *		Number of Vacant Units <b>14</b> *		Current Bedroom Distribution <b>4%</b>	
0 _____		1 <u>77</u>		2 <u>69</u>	
3 <u>115</u>		4 <u>83</u>		5 <u>9</u>	
5+ <u>0</u>		* _____		Total Current Units <b>353</b> *	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
<p>* Demolition and new construction program approved and funded through HOPE VI with additional Development Funds monies</p>					
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$46,349,707</b>	
Per Unit Hard Cost				<b>\$131,302</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared				<b>June 1999</b>	

Source(s) of Information:

Management/Maintenance Personnel

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number 2
--	--



**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-005</b>		Development Name <b>Orchard Gardens Phase 1 &amp; Phase 2</b>		DOFA Date of Construction Date <u>12/01/1942</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
31 *				1 *	
Current Bedroom Distribution				0.5%	
0	1	2	3	4	5
	35	71	82	22	6
Total Current				Units 216 *	
5+	0				
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
* Demolition and new construction program approved and funded through HOPE VI with additional Development Funds monies					
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$20,553,613	
Per Unit Hard Cost				\$95,156	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
Date Assessment Prepared				June 1999	

Source(s) of Information:

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original
Management/Maintenance Personnel	<input checked="" type="checkbox"/> Revision Number 2

Development Number <b>MA06-P002-006</b>	Development Name <b>Cathedral</b>	DOFA Date 07/01/1951
Development Type:	Occupancy Type:	Structure Type:
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input checked="" type="checkbox"/>
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>
Section 23, Bond Financed <input type="checkbox"/>		
Number of Buildings 44		Number of Vacant Units 246
Current Bedroom Distribution		59%
0 _____ 1 <u>112</u> 2 <u>176</u>		Total Current
3 <u>160</u> 4 <u>27</u> 5 _____		Units 417
5+ _____		

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	1
3. Roofing	3
4. Exterior Walls	2
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	1
9. Elevators	5
10. Fire Protection	1
11. Plumbing	5
12. HVAC	5
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	1
16. Asbestos	1
17. Non-Dwelling Equipment	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$21,531,140
Per Unit Hard Cost	\$51,633
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original	_____
		<input checked="" type="checkbox"/> Revision Number	2
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Date Assessment Prepared			April 1999
Source(s) of Information: Resident Comments      Management/Maintenance Personnel      Master Plan A/E Recommendations			

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-007</b>		Development Name <b>Heath Street</b>		DOFA Date or Construction Date <u>02/01/1942</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>19</b>				Number of Vacant Units <b>4</b>	
Current Bedroom Distribution				Total Current Units <b>286</b>	
0	1	2	3	4	5
	<u>30</u>	<u>108</u>	<u>101</u>	<u>43</u>	<u>10</u>
5+ _____					
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				1	
2. Unit Modernization				1	
3. Roofing				4	
4. Exterior Walls				5	
5. Doors				5	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				5	
10. Fire Protection				1	
11. Plumbing				5	
12. HVAC				3	
13. Electrical				2	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				1	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$4,420,364</b>	
Per Unit Hard Cost				<b>\$15,456</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations    Master Plan

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-008</b>		Development Name <b>Maverick</b>		DOFA Date <u>09/01/1942</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>13</b>				Number of Vacant Units <b>11</b>	
Current Bedroom Distribution				Total Current <b>3%</b>	
0	1	2	3	4	5
	<u>91</u>	<u>136</u>	<u>120</u>	<u>51</u>	<u>14</u>
5+ <u>1</u>				Units <b>411</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					4
4. Exterior Walls					5
5. Doors					5
6. Windows					5
7. Stair/Halls					3
8. Non-Residential Areas					0
9. Elevators					0
10. Fire Protection					5
11. Plumbing					2
12. HVAC					1
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					1
16. Asbestos					1
17. Non-Dwelling Equipment					0
18. New Development					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$22,589,339</b>	
Per Unit Hard Cost				<b>\$54,962</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-009</b>		Development Name <b>Franklin Hill</b>		DOFA Date <u>12/01/1952</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>9</b>				Number of Vacant Units <b>18</b>	
Current Bedroom Distribution				Total Current <b>5%</b>	
0	1	2	3	4	5
	<u>54</u>	<u>172</u>	<u>113</u>	<u>26</u>	<u>1</u>
5+				Units <b>364</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					1
3. Roofing					1
4. Exterior Walls					4
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					2
12. HVAC					4
13. Electrical					2
14. Vacant Unit Rehabilitation					5
15. Lead Paint					2
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$16,483,174	
Per Unit Hard Cost				\$45,283	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-011</b>		Development Name <b>Whittier Street</b>		DOFA Date <u>04/01/1953</u> Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <b>9</b>	Number of Vacant Units <b>9</b>
				Current Bedroom Distribution	
				0	1 <u>12</u>
				2	<u>120</u>
				3 <u>56</u>	4 <u>12</u>
				5	
				5+	
				Total Current Units <b>199</b>	
				5%	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					2
2. Unit Modernization					2
3. Roofing					2
4. Exterior Walls					5
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					2
16. Asbestos					4
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$14,371,020	
Per Unit Hard Cost				\$72,216	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-013</b>		Development Name <b>Washington-Beech</b>		DOFA Date <u>01/01/1953</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>16</b>				Number of Vacant Units <b>17</b>	
Current Bedroom Distribution				Total Current <b>6%</b>	
0	<u>70</u>	1	<u>48</u>	2	<u>118</u>
3	<u>14</u>	4	<u>16</u>	5	<u>265</u>
5+	<u>2</u>				
Units				<b>265</b>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				4	
3. Roofing				4	
4. Exterior Walls				4	
5. Doors				5	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				0	
10. Fire Protection				1	
11. Plumbing				2	
12. HVAC				1	
13. Electrical				1	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				1	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$12,234,509</b>	
Per Unit Hard Cost				<b>\$46,168</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				<b>April 1999</b>	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-014*</b>		Development Name <b>Alice Heyward Taylor</b>		DOFA Date or Construction Date <u>09/01/52</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <b>17</b>	
				Number of Vacant Units <b>7</b>	
				Current Bedroom Distribution	
				Total Current	
				Units	
				<b>366</b>	
				<b>2%</b>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				5	
3. Roofing				2	
4. Exterior Walls				2	
5. Doors				2	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				3	
10. Fire Protection				5	
11. Plumbing				5	
12. HVAC				5	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$100,090	
Per Unit Hard Cost				\$273	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

\* Includes MA06-P002-060/084/086/100

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number 2	
Development Number <b>MA06-P002-019*</b>		Development Name <b>Bromley Park</b>		DOFA Date or Construction Date <u>10/01/54</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				14	234
				Current Bedroom Distribution	
				0	42%
				1	96
				2	245
				3	173
				4	38
				5	16
				5+	
				Total Current Units	
				558	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					2
4. Exterior Walls					5
5. Doors					5
6. Windows					5
7. Stair/Halls					1
8. Non-Residential Areas					2
9. Elevators					3
10. Fire Protection					1
11. Plumbing					1
12. HVAC					1
13. Electrical					1
14. Vacant Unit Rehabilitation					1
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$19,183,552	
Per Unit Hard Cost				\$34,379	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2
A/E Recommendations		
Includes MA06-P002-075/101		

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-023</b>		Development Name <b>Mary Ellen McCormack</b>		DOFA Date or Construction Date <u>05/01/1938</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <b>36</b>	Number of Vacant Units <b>94</b>
				Current Bedroom Distribution	
				0	1 <b>413</b>
				2	<b>447</b>
				3 <b>156</b>	4
				5	
				5+	
				Total Current Units <b>1,016</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					3
3. Roofing					1
4. Exterior Walls					5
5. Doors					1
6. Windows					5
7. Stair/Halls					1
8. Non-Residential Areas					4
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$54,456,298	
Per Unit Hard Cost				\$53,599	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-024</b>		Development Name <b>Old Colony</b>		DOFA Date or Construction Date <u>01/031/1957</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				23	48
				Current Bedroom Distribution	
				0	1
				1	266
				2	345
				3	164
				4	76
				5	1
				5+	6
				Total Current Units	
				842	
				6%	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					3
3. Roofing					1
4. Exterior Walls					1
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					3
9. Elevators					N/A
10. Fire Protection					1
11. Plumbing					4
12. HVAC					1
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					2
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$31,403,200	
Per Unit Hard Cost				\$37,296	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	
Source(s) of Information:					
Resident Comments		Management/Maintenance Personnel		Site Inspections	

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original	_____
		<input checked="" type="checkbox"/> Revision Number	2
Development Number <b>MA06-P002-025</b>	Development Name <b>Bickford Street</b>	DOFA Date	<u>10/01/54</u>
		or	Construction Date

Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1	64
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>64</u> 2 _____	Total Current Units 64
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 4 _____ 5 _____	
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	1
3. Roofing	3
4. Exterior Walls	1
5. Doors	1
6. Windows	3
7. Stair/Halls	3
8. Non-Residential Areas	N/A
9. Elevators	1
10. Fire Protection	1
11. Plumbing	1
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	N/A
15. Lead Paint	1
16. Asbestos	1
17. Non-Dwelling Equipment	N/A

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$4,250,000
Per Unit Hard Cost				
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Date Assessment Prepared				April 1999

Source(s) of Information:

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name		<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>		<input checked="" type="checkbox"/> Revision Number	2
Management/Maintenance Personnel	Site Inspections		

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-026</b>		Development Name <b>Margaret Collins</b>		DOFA Date or Construction Date <u>07/01/1962</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	5		0
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		0%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input checked="" type="checkbox"/>	0 _____ 1 <u>40</u> 2 <u>4</u>	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 4 _____ 5 _____	Units	43
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				5	
5. Doors				2	
6. Windows				4	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				5	
12. HVAC				3	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$638,124	
Per Unit Hard Cost				\$14,840	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-027</b>		Development Name <b>Annapolis</b>		DOFA Date or Construction Date <u>07/01/1962</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>3</b>				Number of Vacant Units <b>0</b>	
Current Bedroom Distribution				Total Current Units <b>54</b>	
0	1	50	2	6	0%
3	4		5		
5+					
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					3
5. Doors					2
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$917,704	
Per Unit Hard Cost				\$16,995	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-028</b>		Development Name <b>Ashmont</b>		DOFA Date or Construction Date <u>10/01/1962</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
2				0	
Current Bedroom Distribution				Total Current	
0 _____ 1 <u>48</u> 2 <u>6</u>				0%	
3 _____ 4 _____ 5 _____				Units	
5+ _____				53	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				5	
5. Doors				2	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				2	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				5	
12. HVAC				2	
13. Electrical				2	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. Storage Shed				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,426,433	
Per Unit Hard Cost				\$26,914	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-029</b>		Development Name <b>Holgate</b>		DOFA Date or Construction Date <u>03/01/1962</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>1</u>				Number of Vacant Units <u>1</u>	
Current Bedroom Distribution				Total Current Units <u>80</u>	
0	<u>1</u>	<u>86</u>	2		
3	<u>4</u>	<u>      </u>	5		
5+	<u>      </u>	<u>      </u>			
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				1	
2. Unit Modernization				4	
3. Roofing				1	
4. Exterior Walls				2	
5. Doors				4	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				3	
9. Elevators				4	
10. Fire Protection				5	
11. Plumbing				5	
12. HVAC				1	
13. Electrical				3	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				1	
17. Non-Dwelling Equipment				5	
18. Storage Shed				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,196,079	
Per Unit Hard Cost				\$27,451	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	
Source(s) of Information:					

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

Resident Comments      Management/Maintenance Personnel      Site Inspections  
A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number 2	
Development Number <b>MA06-P002-030</b>		Development Name <b>Foley</b>		DOFA Date or Construction Date <u>06/01/1963</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1		4
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		4%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>96</u> 2 _____	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 4 _____ 5 _____	Units	95
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					4
2. Unit Modernization					5
3. Roofing					5
4. Exterior Walls					2
5. Doors					5
6. Windows					2
7. Stair/Halls					4
8. Non-Residential Areas					4
9. Elevators					3
10. Fire Protection					1
11. Plumbing					5
12. HVAC					1
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,818,657	
Per Unit Hard Cost				\$40,196	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-032</b>		Development Name <b>Groveland</b>		DOFA Date or Construction Date <u>12/31/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>5</u>				Number of Vacant Units <u>6</u>	
Current Bedroom Distribution				Total Current Units <u>60</u>	
0	<u>35</u>	1	<u>27</u>	2	<u>2</u>
3	<u>      </u>	4	<u>      </u>	5	<u>      </u>
5+	<u>      </u>				
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				2	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				3	
5. Doors				3	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				4	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				4	
12. HVAC				3	
13. Electrical				3	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,622,927	
Per Unit Hard Cost				\$27,049	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-034</b>		Development Name <b>Davison</b>		DOFA Date or Construction Date <u>09/01/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>4</b>				Number of Vacant Units <b>2</b>	
Current Bedroom Distribution				<b>4%</b>	
0	<u>32</u>	1	<u>16</u>	2	
3		4		5	
5+					
Total Current Units				<b>46</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					2
5. Doors					5
6. Windows					1
7. Stair/Halls					3
8. Non-Residential Areas					3
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$1,775,055</b>	
Per Unit Hard Cost				<b>\$38,588</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-035</b>		Development Name <b>Washington Street</b>		DOFA Date or Construction Date <u>01/01/1965</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				1	2
				Current Bedroom Distribution	
				0	2%
				1 <u>72</u>	
				2 <u>10</u>	Total Current
				3	Units
				4	81
				5	
				5+	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					4
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					5
5. Doors					4
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					3
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					3
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,251,456	
Per Unit Hard Cost				\$40,141	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-036</b>		Development Name <b>West Ninth Street</b>		DOFA Date <u>11/01/1968</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
3				6	
Current Bedroom Distribution				7%	
0	1	76	2	8	Total Current
3	4		5		Units
5+					83
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					5
3. Roofing					5
4. Exterior Walls					3
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					2
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					1
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,670,907	
Per Unit Hard Cost				\$20,131	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-037</b>		Development Name <b>John Carroll</b>		DOFA Date or Construction Date <u>11/01/1966</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>5</b>				Number of Vacant Units <b>0</b>	
Current Bedroom Distribution				Total Current Units	
0	1	2	3	4	5
	<u>52</u>	<u>12</u>			
5+				<b>63</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					4
3. Roofing					1
4. Exterior Walls					5
5. Doors					3
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,603,229	
Per Unit Hard Cost				\$25,448	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-038</b>		Development Name <b>J. J. Meade</b>		DOFA Date or Construction Date <u>02/01/1970</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	<u>2</u>		<u>2</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		5%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input checked="" type="checkbox"/>	0 _____ 1 <u>38</u> 2 <u>2</u>	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 4 _____ 5 _____	Units	39
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					5
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					2
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$834,776	
Per Unit Hard Cost				\$21,405	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-040</b>		Development Name <b>Martin Luther King, Jr. Towers</b>		DOFA Date or Construction Date <u>11/01/1968</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				3	
Current Bedroom Distribution				3%	
0	<u>26</u>	1	<u>78</u>	2	
3		4		5	
5+					
Total Current Units				102	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					4
3. Roofing					1
4. Exterior Walls					5
5. Doors					3
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					1
9. Elevators					5
10. Fire Protection					2
11. Plumbing					5
12. HVAC					1
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,578,284	
Per Unit Hard Cost				\$15,473	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-041</b>		Development Name <b>Eva White</b>		DOFA Date or Construction Date <u>02/01/1968</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>2</u>				Number of Vacant Units <u>4</u>	
Current Bedroom Distribution				Total Current Units <u>101</u>	
0	<u>34</u>	1	<u>57</u>	2	<u>11</u>
3	<u>    </u>	4	<u>    </u>	5	<u>    </u>
5+	<u>    </u>				
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				1	
2. Unit Modernization				4	
3. Roofing				1	
4. Exterior Walls				1	
5. Doors				4	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				3	
9. Elevators				2	
10. Fire Protection				5	
11. Plumbing				4	
12. HVAC				2	
13. Electrical				1	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,735,440	
Per Unit Hard Cost				\$36,985	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-042</b>		Development Name <b>Walnut Park</b>		DOFA Date or Construction Date <u>06/01/70</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1		6
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		4%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 <u>109</u>	1 <u>53</u>	2 <u>6</u>
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3	4	5
Section 23, Bond Financed <input type="checkbox"/>			5+		
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					4
3. Roofing					1
4. Exterior Walls					4
5. Doors					3
6. Windows					3
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					5
11. Plumbing					1
12. HVAC					2
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					4
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$5,473,257	
Per Unit Hard Cost				\$34,423	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-044A</b>		Development Name <b>Frederick Douglass</b>		DOFA Date <u>12/30/1965</u>	
				Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <u>1</u>	
				Number of Vacant Units <u>1</u>	
				Current Bedroom Distribution	
				0 <u>42</u> 1 <u>35</u> 2 <u>1</u>	
				Total Current Units <u>76</u>	
				5+ _____	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				1	
5. Doors				5	
6. Windows				4	
7. Stair/Halls				5	
8. Non-Residential Areas				4	
9. Elevators				5	
10. Fire Protection				4	
11. Plumbing				2	
12. HVAC				3	
13. Electrical				2	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. Storage Shed				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,451,735	
Per Unit Hard Cost				\$32,260	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-044B</b>		Development Name <b>Hampton House</b>		DOFA Date or Construction Date <u>10/30/1965</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				2	
Current Bedroom Distribution				3%	
0	<u>42</u>	1	<u>35</u>	2	<u>1</u>
3		4		5	
5+					
Total Current Units				76	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					4
2. Unit Modernization					2
3. Roofing					5
4. Exterior Walls					1
5. Doors					5
6. Windows					4
7. Stair/Halls					5
8. Non-Residential Areas					4
9. Elevators					5
10. Fire Protection					4
11. Plumbing					5
12. HVAC					2
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,448,232	
Per Unit Hard Cost				\$32,214	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-044C</b>		Development Name <b>Washington Manor</b>		DOFA Date or Construction Date <u>12/30/1967</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				1	2
				Current Bedroom Distribution	
				0 <u>42</u>	1 <u>35</u>
				2 <u>1</u>	Total Current
				3 _____	Units
				4 _____	65
				5 _____	
				5+ _____	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					1
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					4
9. Elevators					5
10. Fire Protection					4
11. Plumbing					5
12. HVAC					3
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,380,577	
Per Unit Hard Cost				\$36,624	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-045</b>		Development Name <b>Amory Street</b>		DOFA Date or Construction Date <u>03/31/1974</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				4	
Current Bedroom Distribution				2%	
0	<u>132</u>	1	<u>89</u>	2	<u>12</u>
3		4		5	
5+					
Total Current Units				184	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					4
2. Unit Modernization					4
3. Roofing					4
4. Exterior Walls					3
5. Doors					2
6. Windows					4
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					4
10. Fire Protection					3
11. Plumbing					5
12. HVAC					4
13. Electrical					2
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,489,847	
Per Unit Hard Cost				\$18,967	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-047</b>		Development Name <b>General Warren</b>		DOFA Date or Construction Date <u>12/30/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				12	1
				Current Bedroom Distribution	
				0 <u>56</u>	1 <u>36</u>
				2 <u>4</u>	3 <u>4</u>
				4 <u>  </u>	5 <u>  </u>
				5+ <u>  </u>	
				Total Current Units	94
					1%
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					1
3. Roofing					5
4. Exterior Walls					1
5. Doors					2
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					3
9. Elevators					5
10. Fire Protection					5
11. Plumbing					5
12. HVAC					5
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,897,074	
Per Unit Hard Cost				\$30,820	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-049</b>		Development Name <b>Torre Unidad</b>		DOFA Date or Construction Date <u>07/31/1974</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				5	
Current Bedroom Distribution				3%	
0	<u>117</u>	1	<u>86</u>	2	<u>1</u>
3		4		5	
5+					
Total Current Units				192	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					3
4. Exterior Walls					3
5. Doors					3
6. Windows					3
7. Stair/Halls					5
8. Non-Residential Areas					2
9. Elevators					5
10. Fire Protection					4
11. Plumbing					2
12. HVAC					2
13. Electrical					2
14. Vacant Unit Rehabilitation					5
15. Lead Paint					2
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$6,660,608	
Per Unit Hard Cost				\$34,691	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-050</b>		Development Name <b>Rockland</b>		DOFA Date or Construction Date <u>11/01/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				1	2
				Current Bedroom Distribution	
				0 <u>44</u>	1 <u>28</u>
				2 _____	3% Total Current
				3 _____	4 _____
				4 _____	5 _____
				5+ _____	Units 69
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					1
3. Roofing					4
4. Exterior Walls					5
5. Doors					4
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					2
11. Plumbing					5
12. HVAC					4
13. Electrical					5
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
18. Storage Shed					1
19. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,221,464	
Per Unit Hard Cost				\$32,195	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number 2	
Development Number <b>MA06-P002-051</b>		Development Name <b>Codman</b>		DOFA Date or Construction Date <u>09/01/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings	Number of Vacant Units
				1	3
				Current Bedroom Distribution	
				0 66	1 36
				2 6	Total Current
				3	Units 104
				4	
				5	
				5+	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					4
4. Exterior Walls					2
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					3
11. Plumbing					3
12. HVAC					5
13. Electrical					2
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,092,661	
Per Unit Hard Cost				\$29,737	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-052</b>		Development Name <b>Heritage</b>		DOFA Date or Construction Date <u>10/31/1975</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input checked="" type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
				13	
Current Bedroom Distribution				4%	
0	<u>101</u>	1	<u>164</u>	2	<u>16</u>
3	<u>11</u>	4	<u>9</u>	5	
5+					
Total Current Units				297	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					1
4. Exterior Walls					2
5. Doors					5
6. Windows					1
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					3
10. Fire Protection					1
11. Plumbing					2
12. HVAC					3
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					1
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$10,006,260	
Per Unit Hard Cost				\$33,691	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-053</b>		Development Name <b>St. Botolph Street</b>		DOFA Date or Construction Date <u>06/30/1973</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				3	
Current Bedroom Distribution				2%	
0	<u>84</u>	1	<u>49</u>	2	<u>1</u>
3		4		5	
5+					
Total Current				Units	
				132	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					1
5. Doors					5
6. Windows					1
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					3
11. Plumbing					2
12. HVAC					3
13. Electrical					3
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$4,765,468	
Per Unit Hard Cost				\$36,102	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original	
		<input checked="" type="checkbox"/> Revision Number 2	
Development Number <b>MA06-P002-054</b>	Development Name <b>Pasciucco</b>	DOFA Date or Construction Date	<u>12/30/1973</u>
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 <u>66</u> 1 <u>30</u> 2 _____
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 4 _____ 5 _____
Section 23, Bond Financed <input type="checkbox"/>			5+ _____
			Number of Vacant Units
			11
			Total Current
			13%
			Units
			85

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	4
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	2
5. Doors	2
6. Windows	5
7. Stair/Halls	2
8. Non-Residential Areas	5
9. Elevators	2
10. Fire Protection	3
11. Plumbing	5
12. HVAC	4
13. Electrical	2
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$3,425,934
Per Unit Hard Cost	\$40,305
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	Rev. October 2000

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-055</b>		Development Name <b>Evans Street</b>		DOFA Date or Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input checked="" type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>2</u>				Number of Vacant Units <u>0</u>	
Current Bedroom Distribution				Total Current Units	
0	<u>2</u>	1		2	
3		4		5	
5+					
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				3	
3. Roofing				3	
4. Exterior Walls				3	
5. Doors				3	
6. Windows				3	
7. Stair/Halls				3	
8. Non-Residential Areas				3	
9. Elevators				N/A	
10. Fire Protection				3	
11. Plumbing				3	
12. HVAC				3	
13. Electrical				3	
14. Vacant Unit Rehabilitation				N/A	
15. Lead Paint				3	
16. Asbestos				3	
17. Non-Dwelling Equipment				N/A	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$19,878	
Per Unit Hard Cost				\$9,939	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	No
				<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	No
				<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Assessment Prepared				March 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

-----  
Note: Under disposition process

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <b>2</b>	
Development Number <b>MA06-P002-056</b>		Development Name <b>Infill I</b>		DOFA Date or Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input checked="" type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
12				12	
Current Bedroom Distribution				50%	
0	1	2	Total Current		
3	6	4	5	18	Units
5+					24
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					3
2. Unit Modernization					1
3. Roofing					3
4. Exterior Walls					2
5. Doors					1
6. Windows					1
7. Stair/Halls					1
8. Non-Residential Areas					3
9. Elevators					N/A
10. Fire Protection					1
11. Plumbing					3
12. HVAC					1
13. Electrical					1
14. Vacant Unit Rehabilitation					1
15. Lead Paint					1
16. Asbestos					1
17. Non-Dwelling Equipment					N/A
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,510,883	
Per Unit Hard Cost				\$62,953	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input type="checkbox"/>
				No	<input checked="" type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input type="checkbox"/>
				No	<input checked="" type="checkbox"/>
Date Assessment Prepared				March 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

-----  
Note: Under disposition process

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-057</b>		Development Name <b>Lower Mills</b>		DOFA Date of Construction Date <u>12/31/1972</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>13</b>				Number of Vacant Units <b>8</b>	
Current Bedroom Distribution				Total Current Units <b>179</b>	
0	<u>112</u>	1	<u>64</u>	2	<u>7</u>
3	<u>    </u>	4	<u>    </u>	5	<u>    </u>
5+	<u>    </u>				
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				4	
5. Doors				3	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				3	
10. Fire Protection				3	
11. Plumbing				5	
12. HVAC				3	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$6,645,183	
Per Unit Hard Cost				\$37,124	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-058</b>		Development Name <b>West Newton Street</b>		DOFA Date or Construction Date <u>04/30/1973</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>25</u>				Number of Vacant Units <u>7</u>	
Current Bedroom Distribution				Total Current Units <u>135</u>	
0	<u>44</u>	1	<u>57</u>	2	<u>16</u>
3	<u>13</u>	4	<u>6</u>	5	
5+					
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					5
3. Roofing					2
4. Exterior Walls					2
5. Doors					3
6. Windows					2
7. Stair/Halls					3
8. Non-Residential Areas					5
9. Elevators					0
10. Fire Protection					1
11. Plumbing					5
12. HVAC					4
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$5,985,974	
Per Unit Hard Cost				\$44,341	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:  
Resident Comments      Management/Maintenance Personnel      Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number 2	
Development Number <b>MA06-P002-059</b>		Development Name <b>Infill II</b>		DOFA Date or Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input checked="" type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings 28	Number of Vacant Units 12
				Current Bedroom Distribution	
				0	1
				3	4
				5	28
				Total Current Units 28	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				1	
3. Roofing				3	
4. Exterior Walls				2	
5. Doors				1	
6. Wndows				1	
7. Stair/Halls				3	
8. Non-Residential Areas				N/A	
9. Elevators				1	
10. Fire Protection				3	
11. Plumbing				1	
12. HVAC				1	
13. Electrical				1	
14. Vacant Unit Rehabilitation				1	
15. 504 Compliance				1	
16. Lead Paint				1	
17. Asbestos				1	
18. Non-Dwelling Equipment				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,672,328	
Per Unit Hard Cost				\$59,726	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	No X
Development Has Long-Term Physical and Social Viability				Yes	No X (not as PH unit)
Date Assessment Prepared				March 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

-----  
Note: Under disposition process

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-061</b>		Development Name <b>Ausonia</b>		DOFA Date or Construction Date <u>12/31/1976</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1		2
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		2%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>93</u> 2 <u>7</u>	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 4 _____ 5 _____	Units	99
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					5
5. Doors					5
6. Windows					5
7. Stair/Halls					1
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					3
11. Plumbing					5
12. HVAC					2
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$3,745,055	
Per Unit Hard Cost				\$37,829	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-062</b>		Development Name <b>Hassan</b>		DOFA Date or Construction Date <u>02/28/1974</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				4	
Current Bedroom Distribution				4%	
0	<u>55</u>	1	<u>40</u>	2	<u>5</u>
3		4		5	
5+					
Total Current				Units	
				99	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					1
2. Unit Modernization					4
3. Roofing					4
4. Exterior Walls					1
5. Doors					4
6. Windows					4
7. Stair/Halls					3
8. Non-Residential Areas					5
9. Elevators					2
10. Fire Protection					5
11. Plumbing					3
12. HVAC					2
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Storage Shed					1
19. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$1,084,748	
Per Unit Hard Cost				\$10,957	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	
Source(s) of Information:					
Resident Comments		Management/Maintenance Personnel		Site Inspections	

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name		<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>		<input checked="" type="checkbox"/> Revision Number	2
A/E Recommendations			

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-070</b>		Development Name <b>Spring Street</b>		DOFA Date or Construction Date <u>07/31/1977</u>	
Development Type: Rental <input checked="" type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>		Occupancy Type: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>		Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	
		Number of Buildings <b>6</b>		Number of Vacant Units <b>3</b>	
		Current Bedroom Distribution		Total Current Units <b>103</b>	
		0 _____ 1 <u>99</u> 2 <u>5</u>			
		3 _____ 4 _____ 5 _____			
		5+ _____			
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				5	
5. Doors				5	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				5	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				4	
12. HVAC				3	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$2,971,526	
Per Unit Hard Cost				\$28,850	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-071</b>		Development Name <b>Patricia White</b>		DOFA Date or Construction Date <u>12/31/1977</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>1</u>				Number of Vacant Units <u>8</u>	
Current Bedroom Distribution				4%	
0	<u>1</u>	1	<u>216</u>	2	<u>9</u>
3	<u>4</u>			5	
5+					
Total Current Units				<u>222</u>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				2	
2. Unit Modernization				4	
3. Roofing				1	
4. Exterior Walls				4	
5. Doors				2	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				3	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				1	
12. HVAC				1	
13. Electrical				1	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				1	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$9,643,167	
Per Unit Hard Cost				\$43,438	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number	2
Development Number <b>MA06-P002-072</b>		Development Name <b>Roslyn</b>		DOFA Date or Construction Date <u>05/31/1977</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1	1	
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		1%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>113</u> 2 <u>6</u>	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 4 _____ 5 _____	Units	118
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				4	
3. Roofing				2	
4. Exterior Walls				3	
5. Doors				3	
6. Windows				5	
7. Stair/Halls				3	
8. Non-Residential Areas				5	
9. Elevators				5	
10. Fire Protection				3	
11. Plumbing				4	
12. HVAC				2	
13. Electrical				3	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				3	
17. Non-Dwelling Equipment				3	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$5,424,928	
Per Unit Hard Cost				\$45,974	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-074</b>		Development Name <b>Rutland/E. Springfield</b>		DOFA Date or Construction Date <u>03/30/1982</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings <b>4</b>	Number of Vacant Units <b>2</b>
				Current Bedroom Distribution	
				0	1 <u>3</u> 2 <u>5</u>
				3 <u>5</u> 4 <u>1</u> 5	Total Current Units <b>14</b>
				5+	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					5
3. Roofing					5
4. Exterior Walls					3
5. Doors					3
6. Windows					2
7. Stair/Halls					1
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					1
11. Plumbing					4
12. HVAC					1
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Oil Tank Removal					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$319,030	
Per Unit Hard Cost				\$22,788	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-077</b>		Development Name <b>Bellflower</b>		DOFA Date or Construction Date <u>09/30/1981</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>1</u>				Number of Vacant Units <u>2</u>	
Current Bedroom Distribution				Total Current Units <u>113</u>	
0	<u>1</u>	1	<u>106</u>	2	<u>8</u>
3		4		5	
5+					
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				3	
2. Unit Modernization				4	
3. Roofing				5	
4. Exterior Walls				3	
5. Doors				2	
6. Windows				1	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				5	
10. Fire Protection				5	
11. Plumbing				5	
12. HVAC				1	
13. Electrical				3	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. Storage Shed				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$5,452,389	
Per Unit Hard Cost				\$48,251	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-082*</b>		Development Name <b>Commonwealth</b>		DOFA Date or Construction Date <u>04/30/1985</u>	
Development Type: Rental <input checked="" type="checkbox"/> Family <input type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Elderly <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mixed <input checked="" type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>		Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>		Number of Buildings Current Bedroom Distribution 0 _____ 1 <u>140</u> 2 <u>123</u> 3 <u>92</u> 4 <u>32</u> 5 <u>5</u> 5+ _____	
				Number of Vacant Units <b>4</b>	
				Total Current Units <b>391</b>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				1	
2. Unit Modernization				5	
3. Roofing				4	
4. Exterior Walls				1	
5. Doors				4	
6. Windows				5	
7. Stair/Halls				4	
8. Non-Residential Areas				4	
9. Elevators				5	
10. Fire Protection				1	
11. Plumbing				5	
12. HVAC				1	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				3	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$9,802,459</b>	
Per Unit Hard Cost				<b>\$25,070</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared				April 1999	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

Includes MA06-P002-095/096/097

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-083</b>		Development Name <b>Peabody Square</b>		DOFA Date or Construction Date <u>06/30/1982</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings				Number of Vacant Units	
1				1	
Current Bedroom Distribution				Total Current Units	
0 _____ 1 <u>98</u> 2 <u>5</u>				1%	
3 _____ 4 _____ 5 _____				101	
5+ _____					
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					5
2. Unit Modernization					4
3. Roofing					5
4. Exterior Walls					3
5. Doors					5
6. Windows					5
7. Stair/Halls					5
8. Non-Residential Areas					5
9. Elevators					5
10. Fire Protection					3
11. Plumbing					2
12. HVAC					3
13. Electrical					2
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					4
18. 504 Compliance					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$4,504,068	
Per Unit Hard Cost				\$44,595	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name	<input type="checkbox"/> Original	_____
<b>Boston Housing Authority</b>	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-089A*</b>		Development Name <b>Franklin Field</b>		DOFA Date or Construction Date <u>11/30/1989</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input checked="" type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <u>19</u>				Number of Vacant Units <u>7</u>	
Current Bedroom Distribution				Total Current <u>2%</u>	
0	<u>1</u>	1	<u>150</u>	2	<u>145</u>
3	<u>120</u>	4	<u>47</u>	5	<u>15</u>
5+					
				Units <u>346</u>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				5	
3. Roofing				1	
4. Exterior Walls				1	
5. Doors				1	
6. Windows				5	
7. Stair/Halls				5	
8. Non-Residential Areas				4	
9. Elevators				5	
10. Fire Protection				2	
11. Plumbing				5	
12. HVAC				5	
13. Electrical				1	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Includes MA06-P002-090/091/092/093					
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$11,024,421	
Per Unit Hard Cost				\$31,862	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>				<input type="checkbox"/> Original	
				<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-089B</b>		Development Name <b>Highland Park</b>		DOFA Date or Construction Date <u>11/30/1986</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1		0
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution		0%
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 _____ 2 <u>22</u>	Total Current	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>4</u> 4 _____ 5 _____	Units	26
Section 23, Bond Financed <input type="checkbox"/>			5+ _____		
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
1. Site Improvements				5	
2. Unit Modernization				5	
3. Roofing				4	
4. Exterior Walls				2	
5. Doors				4	
6. Windows				0	
7. Stair/Halls				5	
8. Non-Residential Areas				5	
9. Elevators				0	
10. Fire Protection				1	
11. Plumbing				5	
12. HVAC				1	
13. Electrical				5	
14. Vacant Unit Rehabilitation				5	
15. Lead Paint				5	
16. Asbestos				5	
17. Non-Dwelling Equipment				5	
18. 504 Compliance				1	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$879,739	
Per Unit Hard Cost				\$33,836	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				Rev. October 2000	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name

**Boston Housing Authority**

Original \_\_\_\_\_

Revision Number 2

A/E Recommendations

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>		<input type="checkbox"/> Original		<input checked="" type="checkbox"/> Revision Number <u>2</u>	
Development Number <b>MA06-P002-089C</b>		Development Name <b>Joseph C. Malone</b>		DOFA Date or Construction Date <u>11/30/1986</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
Number of Buildings <b>12</b>				Number of Vacant Units <b>7</b>	
Current Bedroom Distribution				<b>7%</b>	
0	<u>1</u>	1	<u>104</u>	2	<u>1</u>
3	<u>4</u>	4		5	
5+					
Total Current Units				<b>104</b>	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
1. Site Improvements					4
2. Unit Modernization					4
3. Roofing					2
4. Exterior Walls					3
5. Doors					2
6. Windows					2
7. Stair/Halls					4
8. Non-Residential Areas					4
9. Elevators					5
10. Fire Protection					2
11. Plumbing					2
12. HVAC					2
13. Electrical					1
14. Vacant Unit Rehabilitation					5
15. Lead Paint					5
16. Asbestos					5
17. Non-Dwelling Equipment					5
18. Storage Shed					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				<b>\$4,661,476</b>	
Per Unit Hard Cost				<b>\$44,822</b>	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes	<input checked="" type="checkbox"/>
				No	<input type="checkbox"/>
Date Assessment Prepared				<b>April 1999</b>	

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

Site Inspections

**Physical Needs Assessment**  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name <b>Boston Housing Authority</b>	<input type="checkbox"/> Original	_____
	<input checked="" type="checkbox"/> Revision Number	2

A/E Recommendations

**Physical Needs Assessment**  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

HA Name  Boston Housing Authority		
Development Number  <b>MA06-P002-001</b>	Development Name  <b>Charlestown</b>	
Development Type: Rental <input type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> <b>X</b> Elevator <input type="checkbox"/>

General Description of Needed Physical Improvements

1. Site Improvements
2. Unit Modernization
3. Roofing
4. Exterior Walls
5. Doors
6. Wndows
7. Stair/Halls
8. Non-Residential Areas
9. Elevators
10. Fire Protection
11. Plumbing
12. HVAC
13. Electrical
14. Vacant Unit Rehabilitation
15. 504 Compliance
16. Lead Paint
17. Asbestos
18. Non-Dwelling Equipment

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	
Per Unit Hard Cost	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	
Development Has Long-Term Physical and Social Viability	
Date Assessment Prepared	
Source(s) of Information:	Management/Maintenance Personnel
Resident Comments	
A/E Recommendations	

	Original		
x	Revision Number	<u>2</u>	

DOFA Date or Construction Date	<u>05/01/1941</u>
--------------------------------------	-------------------

Number of Buildings	Number of Vacant Units																		
45	141																		
Current Bedroom Distribution	13%																		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">0</td> <td style="width: 15%; text-align: center;"><u>353</u></td> <td style="width: 15%;">2</td> <td style="width: 15%; text-align: center;"><u>431</u></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> </tr> <tr> <td>3</td> <td style="text-align: center;"><u>247</u></td> <td>4</td> <td style="text-align: center;"><u>74</u></td> <td>5</td> <td style="text-align: center;"><u>3</u></td> </tr> <tr> <td>5+</td> <td style="text-align: center;"><u>        </u></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	0	<u>353</u>	2	<u>431</u>			3	<u>247</u>	4	<u>74</u>	5	<u>3</u>	5+	<u>        </u>					Total Current Units      1,108
0	<u>353</u>	2	<u>431</u>																
3	<u>247</u>	4	<u>74</u>	5	<u>3</u>														
5+	<u>        </u>																		

	Urgency of Need (1-5)
	1
	1
	1
	1
	4
	5
	5
	5
	1
	N/A
	5
	4
	1
	3
	5
	1
	1
	5
	1

				#####
				\$64,948
Yes	X	No		
Yes	X	No		
				March 1995

Site Inspections

**Management Needs Assessment**  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp 7/31/98)

HA Name  <b>BOSTON HOUSING AUTHORITY</b>	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number
--	--

General Description of Management Needs	Urgency of Need (1-5)	Preliminary Estimated PHA-Wide Cost
Adequacy of Personnel	2	500,000
Control Systems/Financial	1	266,020
Control Systems/Mangement Information Systems	2	482,030
Improve Employee Qualifications/Staff Training	3	455,909
Increase Occupancy/Reduce Unit Turnaround	1	1,629,034
Improve Rent Collection	1	220,553
Resident Capacity Building	1	2,955,603
Resident Service Coordination	1	2,955,603
Reduce Operating Deficit/Public Safety	1	3,656,517
Reduce Operating Deficit/Risk Management, Grievance Panel	2	697,891
Total Preliminary Estimated HA-Wide Cost:		\$13,819,160

Date Assessment Prepared:	April 1998
---------------------------	------------

Sources of Information

Department Heads, Administrator

**PART I: Summary**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
<b>FAMILY DEVELOPMENTS</b>						
2-00	AUTHORITY WIDE		7,148,378	14,240,320	15,617,217	20,580,876
2-01	CHARLESTOWN		2,727,513	0	0	0
2-03	MISSION HILL		0	0	0	0
2-04	LENOX STREET		0	0	0	0
2-05	ORCHARD PARK	<b>See</b>	0	0	0	0
2-06	CATHEDRAL	<b>Annual</b>	500,000	0	844,132	0
2-07	HEATH STREET	<b>Statement</b>	622,540	0	0	0
2-08	MAVERICK		1,701,881	1,701,881	1,701,881	1,701,881
2-09	FRANKLIN HILL		1,336,113	623,124	624,784	0
2-11	WHITTIER STREET		676,540	546,363	450,204	0
2-13	WASHINGTON-BEECH		0	0	0	0
2-14	ALICE H. TAYLOR		0	0	844,132	0
2-19	BROMLEY PARK		318,465	0	0	0
2-23	MARY ELLEN McCORMACK		0	1,106,800	0	0
2-24	OLD COLONY		3,922,605	0	0	0
2-58	WEST NEWTON STREET		637,606	0	0	0
2-74	RUTLAND/E. SPRINGFIELD		0	0	0	0
2-82	COMMONWEALTH		206,816	0	0	0
2-89A	FRANKLIN FIELD		1,580,187	908,421	179,207	0
2-89B	HIGHLAND PARK		84,568	2,628,029	1,155,395	0
2-56	INFILL I / 2-59 INFILL II		0	0	0	0

**PART I: Summary**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
<b>ELDERLY &amp; DISABLED DEVELOPMENTS</b>						
2-26	MARGARET COLLINS	<b>See</b>	39,260			154,000
2-27	ANNAPOLIS	<b>Annual</b>	32,494		244,160	
2-28	ASHMONT	<b>Statement</b>			244,560	
2-29	HOLGATE		86,120	87,200	54,500	
2-30	FOLEY		27,250	54,500		
2-32	GROVELAND		114,450	110,200	163,500	
2-34	DAVISON			15,260	40,330	210,000
2-35	WASHINGTON STREET		122,080	157,900	15,260	
2-36	WEST NINTH STREET		21,800			
2-37	JOHN CARROLL		67,035			
2-38	J. J. MEADE				174,400	
2-40	MARTIN LUTHER KING JR. TOWERS		119,900	87,282	9,000	430,000
2-41	EVA WHITE		114,450	104,850	436,000	
2-42	WALNUT PARK		228,900	54,500		
2-44A	FREDERICK DOUGLASS		111,820	59,950		349,000
2-44B	HAMPTON HOUSE		92,200	59,950		349,000
2-44C	WASHINGTON MANOR		102,228	59,950		349,000
2-45	AMORY STREET		135,350	98,100		
2-47	GENERAL WARREN		34,770			

**PART I: Summary**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004	
2-49	TORRE UNIDAD	<b>See Annual Statement</b>	139,520	180,000	414,200		
2-50	ROCKLAND		53,600	64,310	158,050	215,000	
2-51	CODMAN				163,500	435,576	
2-52	HERITAGE			157,315	769,390	130,800	
2-53	ST. BOTOLPH STREET				103,550		
2-54	PASCIUCCO			286,950		901,282	
2-57	LOWER MILLS			312,830	185,300	196,200	790,666
2-61	AUSONIA			31,610			
2-62	HASSAN			283,400	179,850		
2-70	SPRING STREET			65,400			
2-71	PATRICIA WHITE			97,010	168,950		
2-72	ROSLYN			59,800	21,800		
2-77	BELLFLOWER			228,900			
2-83	PEABODY/ENGLEWOOD			27,250			
2-89C	JOSEPH C. MALONE			88,550	495,950		

**PART I: Summary**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
<b>B. Physical Improvements Subtotal</b>		<b>See Annual Statement</b>	23,379,691	23,774,802	23,154,960	23,686,568
<b>C. Management Improvements</b>			3,556,245	3,556,245	3,556,245	3,556,245
<b>D. HA-Wide Nondwelling Structures &amp; Equipment</b>			335,690	335,690	335,690	335,690
<b>E. Administration</b>			2,035,712	2,035,712	2,035,712	2,035,712
<b>F. Other</b>			1,390,763	1,287,378	1,469,234	1,903,431
<b>G. Operations</b>						
<b>H. Demolition</b>						
<b>I. Replacement Reserves</b>						
<b>J. Mod Used for Development</b>			0	0		
<b>K. Total CGP Funds</b>			30,698,101	30,989,827	30,551,841	31,517,646
<b>L. Total Non-CGP Funds</b>						
<b>M. Grand Total</b>						
Signature of Executive Director & Date:						



.....

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-00	<b>AUTHORITY WIDE</b>  VACANT UNIT REHAB  BUILDING ENVELOPE Clerk Contingency  ROOFS A&E Clerk Constuction Contingency  HVAC A&E Constuction Contingency  UNIT MODERNZATION A&E Clerk Constuction Contingency  CONSULTANT  LEAD PAINT ABATEMENT	<b>See</b>  <b>Annual</b>  <b>Statement</b>	1,081,600  143,326 182,749  143,326 194,748  1,250,000 140,000  400,000 1,589,443	1,124,864  146,193 246,253  100,000 1,500,000 112,000  100,000 2,000,000 140,000  412,000 3,588,797	1,169,858  39,393  103,000 1,545,000 115,360  100,000 2,000,000 140,000  240,790 149,117 2,499,540 499,850  424,360 2,350,654	1,204,954  105,000 1,591,350 118,745  100,000 2,000,000 140,000  850,000 152,099 8,038,360 1,000,000  437,090 3,390,332

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-00	<b>AUTHORITY WIDE(continued)</b>  FIRE PROTECTION Clerk Contingency  USTs A&E Constuction Contingency  BASEMENTS Clerk Contingency  504 COMPLIANCE Construction  STAIRHALLS Clerk Contingency    Total	See  Annual  Statement	143,326 248,294  75,000 1,006,600 216,320  168,220  71,663 93,763  7,148,378	146,193 197,586  77,250 1,628,869 337,123  2,383,192  14,240,320	230,851  79,567 1,090,929 288,767  74,558 77,263  2,398,360  15,617,217	1,210,755 242,191            20,580,876

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-01	<p><b>CHARLESTOWN</b></p> <p>FIRE PROTECTION</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>2,727,513</p>			
	<p>Total</p>		<p>2,727,513</p>	<p>0</p>	<p>0</p>	<p>0</p>







**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-06	<p><b>CATHEDRAL</b></p> <p>A&amp;E EXTERIOR ENVELOPE FIRE PROTECTION</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>500,000</p> <p>500,000</p>	<p>0</p> <p>0</p>	<p>844,132</p> <p>844,132</p>	<p>0</p> <p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-07	<p><b>HEATH STREET</b></p> <p>BASEMENTS STAIRHALLS Stairs</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>622,540</p> <p>622,540</p>	<p>0</p>	<p>0</p>	<p>0</p>



**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-09	<p><b>FRANKLIN HILL</b></p> <p>ROOFS HVAC     Steam traps / distribution FIRE PROTECTION BASEMENTS A/E</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>1,261,113</p> <p>75,000</p> <p>1,336,113</p>	<p>623,124</p> <p>623,124</p>	<p>484,095</p> <p>140,689</p> <p>624,784</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-11	<p><b>WHITTIER STREET</b></p> <p>BASEMENTS ROOFS HVAC FIRE PROTECTION A/E</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>636,540</p> <p>40,000</p>	<p>546,363</p>	<p>450,204</p>	<p>0</p>
	Total		676,540	546,363	450,204	0

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-13	<p><b>WASHINGTON-BEECH</b></p> <p>BASEMENTS HVAC FIRE PROTECTION</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>0</p>	<p>546,364</p>	<p>303,778</p>	<p>0</p>



**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-19	<p><b>BROMLEY PARK</b></p> <p>BASEMENTS STAIRHALLS Stairs</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>318,465</p> <p>318,465</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-23	<p><b>MARY ELLEN McCORMACK</b></p> <p>BASEMENTS STAIRHALLS Stairs FIRE PROTECTION</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>0</p>	<p>1,106,800</p> <p>1,106,800</p>	<p>0</p>	<p>0</p>







**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-58	<p><b>WEST NEWTON STREET</b></p> <p>EXTERIOR ENVELOPE FIRE PROTECTION STAIRHALLS Stairs</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>530,516</p> <p>107,090</p> <p>637,606</p>	<p>0</p>	<p>0</p>	<p>0</p>



**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-74	<p><b>RUTLAND / E. SPRINGFIELD</b></p> <p>FIRE PROTECTION STAIRHALLS Stairs HVAC</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>206,816</p> <p>206,816</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-82	<p><b>COMMONWEALTH</b></p> <p>BASEMENTS                      EXTERIOR ENVELOPE                      Rebuild parapet (8,425 @225)                      Replace lintels / repair flashing                      HVAC                      FIRE PROTECTION</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>1,580,187</p> <p>1,580,187</p>	<p>88,876</p> <p>819,545</p> <p>908,421</p>	<p>179,207</p> <p>179,207</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-89A	<p><b>FRANKLIN FIELD</b></p> <p>BASEMENTS HVAC EXTERIOR ENVELOPE STAIRHALLS Stairs FIRE PROTECTION</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>84,568</p> <p>84,568</p>	<p>2,628,029</p> <p>2,628,029</p>	<p>29,886</p> <p>1,125,509</p> <p>1,155,395</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
	<p><b>HIGHLAND PARK</b></p> <p>FIRE PROTECTION</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>			<p>1,125,509</p>	
	<p>Total</p>		<p>0</p>	<p>0</p>	<p>1,125,509</p>	<p>0</p>

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-26	<p><b>MARGARET COLLINS</b></p> <p>UNIT MODERNIZATION</p> <p>  Closet doors</p> <p>  Kitchens</p> <p>A/E</p> <p>  Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>36,020</p> <p>3,240</p> <p>39,260</p>	<p>0</p> <p>0</p>	<p>0</p> <p>0</p>	<p>140,000</p> <p>14,000</p> <p>154,000</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-27	<p><b>ANNAPOLIS</b></p> <p>UNIT MODERNIZATION Complete apartment door replacement</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>30,000</p> <p>2,494</p> <p>32,494</p>	<p>0</p>	<p>224,000</p> <p>20,160</p> <p>244,160</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-28	<p><b>ASHMONT</b></p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>0</p>	<p>0</p>	<p>224,400</p> <p>20,160</p> <p>244,560</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-29	<p><b>HOLGATE</b></p> <p>WINDOWS Replace first floor windows</p> <p>UNIT MODERNIZATION Apt. plumbing fixtures/showers</p> <p>NON-RESIDENTIAL AREAS Hallway improvements</p> <p>NON-DWELLING EQUIPMENT Replace generator</p> <p>ELECTRICAL Electrical system upgrade</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>30,000</p> <p>50,000</p> <p>6,120</p> <p>86,120</p>	<p>45,000</p> <p>35,000</p> <p>7,200</p> <p>87,200</p>	<p>50,000</p> <p>4,500</p> <p>54,500</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-30	<p><b>FOLEY</b></p> <p>SITE IMPROVEMENTS Retaining wall</p> <p>NON-RESIDENTIAL AREAS Hallway flooring</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>25,000</p> <p>2,250</p> <p>27,250</p>	<p>50,000</p> <p>4,500</p> <p>54,500</p>	<p>0</p> <p>0</p>	<p>0</p> <p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-32	<p><b>GROVELAND</b></p> <p>SITE IMPROVEMENTS Stone wall repair &amp; sidewalks</p> <p>UNIT MODERNIZATION Bathrooms--fixtures Finish kitchens</p> <p>NON-RESIDENTIAL AREAS Hallway upgrade</p> <p>ROOFING Canopy roofs</p> <p>DOORS Closet doors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>30,000</p> <p>75,000</p> <p>9,450</p> <p>114,450</p>	<p>100,000</p> <p>10,200</p> <p>110,200</p>	<p>30,000</p> <p>120,000</p> <p>13,500</p> <p>163,500</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-34	<p><b>DAVISON</b></p> <p>UNIT MODERNIZATION                      Carpet 2nd floor apartments                      Kitchens</p> <p>NON-RESIDENTIAL AREAS                      Hall railings</p> <p>A/E                      Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>0</p>	<p>14,000</p> <p>1,260</p> <p>15,260</p>	<p>37,000</p> <p>3,330</p> <p>40,330</p>	<p>192,000</p> <p>18,000</p> <p>210,000</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-35	<p><b>WASHINGTON STREET</b></p> <p>SITE IMPROVEMENTS Front retaining wall &amp; sidewalks</p> <p>ROOFING Repair sunporch roof</p> <p>NON-RESIDENTIAL AREAS Upgrade Community Room</p> <p>HVAC Domestic hot water pumps</p> <p>ELECTRICAL Upgrade hall lights Secondary electrical</p> <p>DOORS Metal exit doors/stairwell doors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>75,000</p> <p>16,000</p> <p>21,000</p> <p>10,080</p> <p>122,080</p>	<p>100,000</p> <p>45,000</p> <p>12,900</p> <p>157,900</p>	<p>14,000</p> <p>1,260</p> <p>15,260</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-36	<p><b>WEST NINTH STREET</b></p> <p>SITE IMPROVEMENTS</p> <p>    Finish sidewalks</p> <p>A/E</p> <p>    Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>20,000</p> <p>1,800</p> <p>21,800</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-37	<p><b>JOHN CARROLL</b></p> <p>SITE IMPROVEMENTS                      Retaining wall work---Chestnut Hill                      Sidewalk repair</p> <p>NON-RESIDENTIAL AREAS                      16 rear entry doors---replace</p> <p>ELECTRICAL                      Upgrade exterior lighting</p> <p>A/E                      Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>22,000</p> <p>20,000</p> <p>16,000</p> <p>3,500</p> <p>5,535</p> <p>67,035</p>	<p>0</p>	<p>0</p>	<p>0</p>

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-38	<p><b>J.J. MEADE</b></p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>			<p>160,000</p> <p>14,400</p>	
	Total		0	0	0	0

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-40	<p><b>MLK TOWERS</b></p> <p>ELECTRICAL Hallway upgrade including lights</p> <p>DOORS Closet doors</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>110,000</p> <p>9,900</p> <p>119,900</p>	<p>80,000</p> <p>7,282</p> <p>87,282</p>	<p>9,000</p> <p>9,000</p> <p>9,000</p>	<p>400,000</p> <p>30,000</p> <p>430,000</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-41	<p><b>EVA WHITE</b></p> <p>UNIT MODERNIZATION Kitchens</p> <p>NON-RESIDENTIAL AREAS Hallway upgrades including stairwells</p> <p>DOORS Closet doors Hallway doors--repair &amp; magnetize</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>80,000</p> <p>25,000</p> <p>9,450</p> <p>114,450</p>	<p>95,000</p> <p>9,850</p> <p>104,850</p>	<p>400,000</p> <p>36,000</p> <p>436,000</p>	<p>0</p>

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-42	<p><b>WALNUT PARK</b></p> <p>SITE IMPROVEMENTS Front walk Replace fencing</p> <p>WINDOWS Screen in balconies</p> <p>FIRE PROTECTION Move load to new generator</p> <p>ELECTRICAL Electrical distribution</p> <p>DOORS Closet doors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See Annual Statement</b></p>	<p>15,000 30,000  20,000 20,000  125,000 18,900  228,900</p>	<p>      50,000   4,500</p>	<p>         0</p>	<p>         0</p>



**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-44B	<p><b>HAMPTON HOUSE</b></p> <p>WINDOWS First floor &amp; patio windows</p> <p>FIRE PROTECTION Replace generator</p> <p>ELECTRICAL Secondary electrical</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>40,000</p> <p>45,000</p> <p>7,200</p> <p>92,200</p>	<p>55,000</p> <p>4,950</p> <p>59,950</p>	<p>0</p>	<p>326,000</p> <p>23,000</p> <p>349,000</p>

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-44C	<p><b>WASHINGTON MANOR</b></p> <p>WINDOWS First floor &amp; patio windows</p> <p>DOORS Replace side doors (steel)</p> <p>FIRE PROTECTION Replace generator</p> <p>ELECTRICAL Secondary electrical</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>40,000</p> <p>9,200</p> <p>45,000</p> <p>8,028</p> <p>102,228</p>	<p>55,000</p> <p>4,950</p> <p>59,950</p>	<p>0</p>	<p>326,000</p> <p>23,000</p> <p>349,000</p>

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-45	<p><b>AMORY STREET</b></p> <p>WINDOWS All first floor windows</p> <p>FIRE PROTECTION Replace generator</p> <p>ELECTRICAL Secondary electric</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>75,000</p> <p>50,000</p> <p>10,350</p> <p>135,350</p>	<p>90,000</p> <p>8,100</p> <p>98,100</p>	<p>0</p>	<p>0</p>

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-47	<p><b>GENERAL WARREN</b></p> <p>DOORS Door repairs</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>31,900</p> <p>2,870</p> <p>34,770</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-49	<p><b>TORRE UNIDAD</b></p> <p>WINDOWS Apartment windows</p> <p>ELECTRICAL Secondary electrical service Replace intercom</p> <p>DOORS Closet doors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p></p> <p>18,000</p> <p>110,000</p> <p>11,520</p> <p>174,290</p>	<p></p> <p>150,000</p> <p></p> <p>30,000</p> <p>180,000</p>	<p>380,000</p> <p></p> <p></p> <p>34,200</p> <p>414,200</p>	<p></p> <p></p> <p></p> <p></p> <p>0</p>

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-50	<p><b>ROCKLAND</b></p> <p>WINDOWS Apartment windows</p> <p>NON-RESIDENTIAL AREAS Hallway carpeting</p> <p>FIRE PROTECTION Replace generator</p> <p>ELECTRICAL Upgrade electrical service</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See Statement</b></p>	<p>50,000</p> <p>3,600</p> <p>53,600</p>	<p>19,000</p> <p>40,000</p> <p>5,310</p> <p>64,310</p>	<p>145,000</p> <p>13,050</p> <p>158,050</p>	<p>200,000</p> <p>15,000</p> <p>215,000</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-51	<p><b>CODMAN</b></p> <p>PLUMBING Domestic water risers</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>0</p>	<p>150,000</p> <p>13,500</p> <p>163,500</p>	<p>0</p>	<p>400,000</p> <p>35,576</p> <p>435,576</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-52	<p><b>HERITAGE</b></p> <p>UNIT MODERNIZATION Kitchens/Clippership Bathrooms at Clippership</p> <p>WINDOWS Community Room windows</p> <p>SITE IMPROVEMENTS Fencing (dumpster &amp; Clippership) Sidewalks Low rises/stair railings</p> <p>ELECTRICAL Secondary electrical service</p> <p>NON-RESIDENTIAL AREAS Hallway upgrade</p> <p>FIRE PROTECTION Firefighter recall &amp; low-rise smoke detectors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>13,500</p> <p>100,000</p> <p>30,000</p> <p>13,815</p> <p>157,315</p>	<p>30,000</p> <p>350,000</p> <p>283,500</p> <p>50,000</p> <p>55,890</p> <p>932,890</p>	<p>80,000</p> <p>40,000</p> <p>10,800</p> <p>130,800</p>	<p>435,576</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-53	<p><b>ST. BOTOLPH STREET</b></p> <p>ELECTRICAL Secondary electrical</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>0</p>	<p>95,000</p> <p>8,550</p> <p>103,550</p>	<p>0</p>	<p>0</p>



**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-57	<p><b>LOWER MILLS</b></p> <p>WINDOWS Hallway windows</p> <p>SITE IMPROVEMENTS Site improvements</p> <p>PLUMBING Hot &amp; cold water lines</p> <p>ELECTRICAL Hallway upgrade &amp; lighting Electrial upgrade Replace pole lights</p> <p>DOORS Closet doors Stairwell doors</p> <p>UNIT MODERNIZATION Kitchens</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>40,000</p> <p>60,000</p> <p>16,000</p> <p>155,000</p> <p>16,000</p> <p>25,830</p> <p>312,830</p>	<p>100,000</p> <p>70,000</p> <p>15,300</p> <p>185,300</p>	<p>180,000</p> <p>16,200</p> <p>196,200</p>	<p>738,000</p> <p>52,666</p> <p>790,666</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-61	<p><b>AUSONIA</b></p> <p>NON-DWELLING EQUIPMENT Replace compactor</p> <p>ELECTRICAL Hallway lighting</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>9,000</p> <p>20,000</p> <p>2,610</p> <p>31,610</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-62	<p><b>HASSAN</b></p> <p>UNIT MODERNIZATION Apartment lights</p> <p>DOORS Replace closet doors</p> <p>SITE IMPROVEMENTS Retaining walls &amp; steps Site work--walkways &amp; parking Patio</p> <p>ELECTRICAL Electrical upgrade</p> <p>NON-RESIDENTIAL AREAS Community Room &amp; kitchen</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>25,000</p> <p>85,000</p> <p>75,000</p> <p>50,000</p> <p>25,000</p> <p>23,400</p> <p>283,400</p>	<p>75,000</p> <p>90,000</p> <p>14,850</p> <p>179,850</p>	<p>0</p> <p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-70	<p><b>SPRING STREET</b></p> <p>SITE IMPROVEMENTS                      Parking areas &amp; retaining wall                      A/E                      Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>60,000</p> <p>5,400</p> <p>65,400</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-71	<p><b>PATRICIA WHITE</b></p> <p>SITE IMPROVEMENTS Parking area &amp; sidewalks</p> <p>NON-RESIDENTIAL AREAS Hallway carpets</p> <p>FIRE PROTECTION Replace hallway smoke detectors</p> <p>NON-DWELLING EQUIPMENT Compactors (2)</p> <p>DOORS Replace exterior doors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>60,000</p> <p>17,000</p> <p>12,000</p> <p>8,010</p> <p>97,010</p>	<p>95,000</p> <p>60,000</p> <p>13,950</p> <p>168,950</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-72	<p><b>ROSLYN</b></p> <p>NON-RESIDENTIAL AREAS Community Room kitchen</p> <p>FIRE PROTECTION Replace generator</p> <p>NON-DWELLING EQUIPMENT Compactors</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p></p> <p>50,000</p> <p>8,000</p> <p>1,800</p> <p>59,800</p>	<p></p> <p>20,000</p> <p></p> <p>1,800</p> <p>21,800</p>	<p></p> <p></p> <p></p> <p></p> <p>0</p>	<p></p> <p></p> <p></p> <p></p> <p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-77	<p><b>BELLFLOWER</b></p> <p>SITE IMPROVEMENTS Parking area upgrade</p> <p>ROOFING Replace roof</p> <p>FIRE PROTECTION Replace generator</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>45,000</p> <p>100,000</p> <p>65,000</p> <p>18,900</p> <p>228,900</p>	<p>0</p>	<p>0</p>	<p>0</p>

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-83	<p><b>PEABODY SQUARE</b></p> <p>FIRE PROTECTION Add load to generator</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>25,000</p> <p>2,250</p> <p>27,250</p>	<p>0</p>	<p>0</p>	<p>0</p>

**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-89C	<p><b>JOSEPH C. MALONE</b></p> <p>EXTERIOR WALLS Siding</p> <p>SITE IMPROVEMENTS Sidewalks &amp; stairs</p> <p>NON-RESIDENTIAL Community Room &amp; kitchen upgrade Hallway upgrades</p> <p>A/E Design services</p> <p>Total</p>	<p><b>See</b></p> <p><b>Annual</b></p> <p><b>Statement</b></p>	<p>80,000</p> <p>8,550</p> <p>88,550</p>	<p>300,000</p> <p>55,000</p> <p>100,000</p> <p>40,950</p> <p>495,950</p>	<p>0</p>	<p>0</p>

**PART I: Summary (contd.)**  
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
2-00	<p><b>PRODUCTIVITY IMPROVEMENTS</b></p> <p>COMPUTERS</p> <p>COPIERS/OFFICE EQUIPMENT</p> <p>TELEPHONE/COMMUNICATIONS</p> <p>VEHICLES</p> <p>Total</p>	<p>See</p> <p>Annual</p> <p>Statement</p>	<p>139,953</p> <p>39,437</p> <p>9,800</p> <p>146,500</p> <p>335,690</p>	<p>139,953</p> <p>39,437</p> <p>9,800</p> <p>146,500</p> <p>335,690</p>	<p>139,953</p> <p>39,437</p> <p>9,800</p> <p>146,500</p> <p>335,690</p>	<p>0</p>



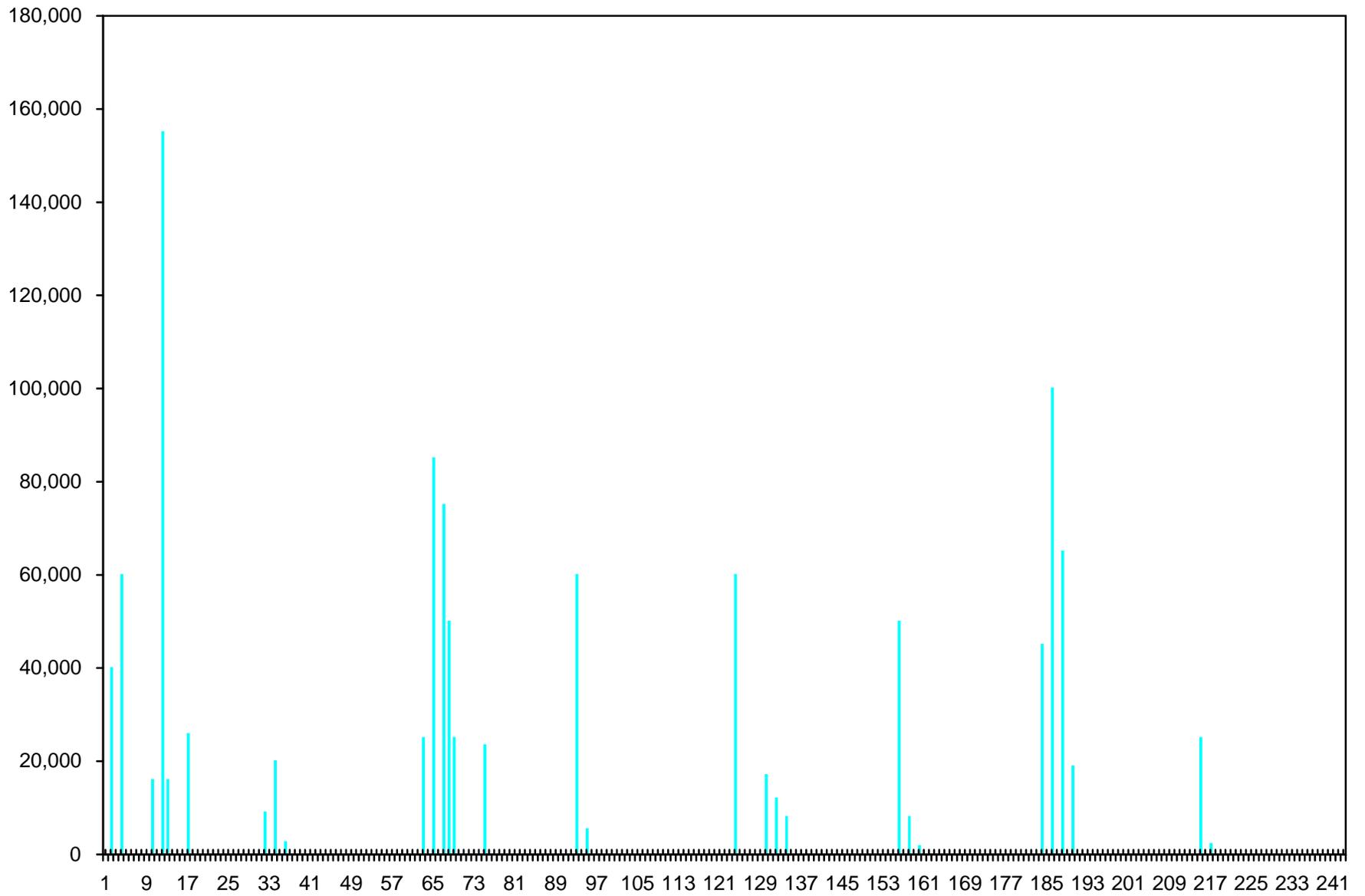
**FIVE-YEAR ACTION PLAN--FY00-FY04**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**PART I: Summary (contd.)**

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2000	Work Statement for Year 2 FFY 2001	Work Statement for Year 3 FFY 2002	Work Statement for Year 4 FFY 2003	Work Statement for Year 5 FFY 2004
	<p><b>MISSION MAIN &amp; ORCHARD PARK</b>  (HOPE VI Program)</p>	<p>See  Annual  Statement</p>	<p>0</p>			
	<p>Total</p>		<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>



**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-01, Charlestown: Fire Protection		272,513	MA2-01, Charlestown		0
			\$272,513			\$0
	MA2-03, Mission Hill		\$0	MA2-03, Mission Hill		\$0
			\$0			\$0
	MA2-04, Lenox Street		\$0	MA2-04, Lenox Street		\$0
			\$0			\$0
	MA2-05, Orchard Park		\$0	MA2-05, Orchard Park		\$0
			\$0			\$0
	MA2-06, Cathedral: Exterior Envelope		500	MA2-06, Cathedral		0
			\$500			\$0
	MA2-07, Heath Street: Stairhalls		622,540	MA2-07, Heath Street		0
			\$622,540			\$0
	MA2-08, Maverick: Development		1,701,881	MA2-08, Maverick: Development		1,701,881
		\$1,701,881			\$1,701,881	
MA2-09, Franklin Hill: A&E MA2-09, Franklin Hill: Roofs		\$75,000 1,261,113	MA2-09, Franklin Hill: HVAC Steam Traps		1,701,881	
		\$1,261,113			\$1,701,881	
	Subtotal of Estimated Cost		\$3,896,047	Subtotal of Estimated Cost		\$3,403,762

**Five-Five-Year Action Plan--FY00-FY04**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

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

Capital Fund Program

Work Statement  for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-01, Charlestown		0	MA2-01, Charlestown		0
			\$0			\$0
	MA2-03, Mission Hill		\$0	MA2-03, Mission Hill		\$0
			\$0			\$0
	MA2-04, Lenox Street		\$0	MA2-04, Lenox Street		\$0
			\$0			\$0
	MA2-05, Orchard Park		\$0	MA2-05, Orchard Park		\$0
			\$0			\$0
	MA2-06, Cathedral: Fire Protection		844,132	MA2-06, Cathedral		0
			\$844,132			\$0
	MA2-07, Heath Street		0	MA2-07, Heath Street		0
		\$0			\$0	
MA2-08, Maverick: Development		1,701,881	MA2-08, Maverick: Development		1,701,881	
		\$1,701,881			\$1,701,881	
MA2-09, Franklin Hill: Fire Protection		\$623,124	MA2-09, Franklin Hill: Fire Protection		\$484,095	
		\$623,124	MA2-09, Franklin Hill: Basements		140,689	
					\$624,784	
	Subtotal of Estimated Cost		\$3,169,137	Subtotal of Estimated Cost		\$2,326,665

**Five-Five-Year Action Plan--FY00-FY04**

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

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>See Annual Statement</b>	MA2-11, Whittier Street: A&E		40,000	MA2-11, Whittier Street: Fire Protection		546,363	
	MA2-11, Whittier Street: Roofs		636,540			\$546,363	
			\$676,540				
	MA2-13, Washington-Beech		\$0		MA2-13, Washington-Beech: Fire Protection		\$546,364
			\$0				\$546,364
	MA2-14, Alice H. Taylor		\$0		MA2-14, Alice H. Taylor		\$0
			\$0				\$0
	MA2-19, Bromley Park: Stairhalls		\$318,465		MA2-19, Bromley Park		\$0
			\$318,465				\$0
	MA2-23, M.E. McCormack		0		MA2-23, M.E. McCormack: Fire Protection		1,106,800
			\$0				\$1,106,800
	MA2-24, Old Colony: Basements		2,403,143		MA2-24, Old Colony		0
	MA2-24, Old Colony: Roofs		769,462				\$1,106,800
MA2-24, Old Colony: HVAC		\$750,000					
		\$3,922,605					
MA2-55, Evans Street		\$0	MA2-55, Evans Street		\$0		
		\$0			\$0		
	Subtotal of Estimated Cost		\$4,917,610	Subtotal of Estimated Cost		\$2,752,927	

**Five-Five-Year Action Plan--FY00-FY04**

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

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-11, Whittier Street: Basements		450,402	MA2-11, Whittier Street		0
			\$450,402			\$0
	MA2-13, Washington-Beech: Basements		\$303,778	MA2-13, Washington-Beech		\$0
			\$303,778			\$0
	MA2-14, Alice H. Taylor: Fire Protection		\$844,132	MA2-14, Alice H. Taylor		\$0
			\$844,132			\$0
	MA2-19, Bromley Park		\$0	MA2-19, Bromley Park		\$0
			\$0			\$0
	MA2-23, M.E. McCormack		0	MA2-23, M.E. McCormack		0
			\$0			\$0
MA2-24, Old Colony		0	MA2-24, Old Colony		0	
		\$0			\$0	
MA2-55, Evans Street		\$0	MA2-55, Evans Street		\$0	
		\$0			\$0	
	Subtotal of Estimated Cost		\$1,598,312	Subtotal of Estimated Cost		\$0

**Five-Five-Year Action Plan--FY00-FY04**

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

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-56, Infill I		0	MA2-56, Infill I		0
			\$0			\$0
	MA2-58, West Newton Street: Exterior Envelope MA2-58, West Newton Street: Stairhalls		\$530,516 \$107,090	MA2-58, West Newton Street		\$0
			\$637,606			\$0
	MA2-59, Infill II		\$0	MA2-59, Infill II		\$0
			\$0			\$0
	MA2-74, Rutland/ E. Springfield: Stairhalls		\$206,816	MA2-74, Rutland/ E. Springfield		\$0
			\$206,816			\$0
	MA2-82, Commonwealth: Exterior Envelope		1,580,187	MA2-82, Commonwealth: Exterior Envelope MA2-82, Commonwealth: Fire Protection		88,876 819,545
			\$1,580,187			\$908,421
	MA2-89A, Franklin Field: Stairhalls		84,568	MA2-89A, Franklin Field: Exterior Envelope		2,628,029
			\$84,568			2,628,029
MA2-89B, Highland Park		0	MA2-89B, Highland Park		0	
		\$0				
	Subtotal of Estimated Cost		\$2,509,177	Subtotal of Estimated Cost		\$3,536,450

**Five-Five-Year Action Plan--FY00-FY04**

**Part II: Supporting Pages**

**Physical Needs Work Statement(s)**

Capital Fund Program

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-56, Infill I		0	MA2-56, Infill I		0
			\$0			\$0
	MA2-58, West Newton Street		\$0	MA2-58, West Newton Street		\$0
			\$0			\$0
	MA2-59, Infill II		\$0	MA2-59, Infill II		\$0
			\$0			\$0
	MA2-74, Rutland/ E. Springfield		\$0	MA2-74, Rutland/ E. Springfield		\$0
			\$0			\$0
	MA2-82, Commonwealth: Basements		179,207	MA2-82, Commonwealth		0
			\$179,207			\$0
MA2-89A, Franklin Field: Basements		29,886	MA2-89A, Franklin Field		0	
MA2-89A, Franklin Field: Fire Protection		\$1,125,509			\$0	
		\$1,155,395			\$0	
MA2-89B, Highland Park: Fire Protection		1,125,509	MA2-89B, Highland Park		0	
		\$1,125,509			\$0	
	Subtotal of Estimated Cost		\$2,460,111	Subtotal of Estimated Cost		\$0

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-00,HA Wide: Vacant Unit Rehab		1,081,600	MA2-00,HA Wide: Vacant Unit Rehab		1,124,864
	MA2-00,HA Wide: Exterior Envelope <i>Clerk</i>		143,326	MA2-00,HA Wide: Exterior Envelope <i>Clerk</i>		146,193
	<i>Contingency</i>		182,749	<i>Contingency</i>		246,253
	MA2-00,HA Wide: Roofs <i>Clerk</i>		143,326	MA2-00,HA Wide: Roofs <i>A&amp;E</i>		100,000
	<i>Contingency</i>		194,748	<i>Construction</i>		1,500,000
				<i>Contingency</i>		112,000
	MA2-00,HA Wide: HVAC <i>Construction</i>		1,250,000	MA2-00,HA Wide: HVAC <i>A&amp;E</i>		100,000
	<i>Contingency</i>		140,000	<i>Construction</i>		2,000,000
	MA2-00,HA Wide: Consultant		400,000	<i>Contingency</i>		140,000
	MA2-00,HA Wide: Lead Paint Abatement		1,589,443	MA2-00,HA Wide: Consultant		412,000
	MA2-00,HA Wide: Fire Protection <i>Clerk</i>		143,326	MA2-00,HA Wide: Lead Paint Abatement		3,588,797
	<i>Contingency</i>		\$248,294	MA2-00,HA Wide: Fire Protection <i>Clerk</i>		146,193
	MA2-00,HA Wide: USTs <i>A&amp;E</i>		75,000	<i>Contingency</i>		197,586
	<i>Construction</i>		1,006,600	MA2-00,HA Wide: USTs <i>A&amp;E</i>		77,250
	<i>Contingency</i>		\$216,320	<i>Construction</i>		1,628,869
MA2-00,HA Wide: Basements <i>Contingency</i>		168,220	<i>Contingency</i>		\$337,123	
MA2-00,HA Wide: Stairhalls <i>Clerk</i>		\$71,663	MA2-00,HA Wide: 504 Compliance <i>Construction</i>		2,383,192	
<i>Contingency</i>		\$93,763				
	Subtotal of Estimated Cost		\$7,148,378	Subtotal of Estimated Cost		\$14,240,320

**Five-Five-Year Action Plan--FY00-FY04**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
Capital Fund Program

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-00, HA Wide: Vacant Unit Rehab		1,169,858	MA2-00, HA Wide: Vacant Unit Rehab		1,204,954
	MA2-00, HA Wide: Exterior Envelope <i>Contingency</i>		39,393	MA2-00, HA Wide: Roofs <i>A&amp;E</i>		105,000
	MA2-00, HA Wide: Roofs <i>A&amp;E</i>		103,000	<i>Construction</i>		1,591,350
	<i>Construction</i>		1,545,000	<i>Contingency</i>		118,745
	<i>Contingency</i>		115,360	MA2-00, HA Wide: HVAC <i>A&amp;E</i>		100,000
	MA2-00, HA Wide: HVAC <i>A&amp;E</i>		100,000	<i>Construction</i>		2,000,000
	<i>Construction</i>		2,000,000	<i>Contingency</i>		140,000
	<i>Contingency</i>		140,000	MA2-00, HA Wide: Unit Moderization <i>A&amp;E</i>		\$850,000
	MA2-00, HA Wide: Unit Moderization <i>A&amp;E</i>		\$240,790	<i>Clerk</i>		152,099
	<i>Clerk</i>		149,117	<i>Construction</i>		\$8,038,360
	<i>Construction</i>		\$2,499,540	<i>Contingency</i>		\$1,000,000
	<i>Contingency</i>		\$499,850	MA2-00, HA Wide: Consultant		437,090
	MA2-00, HA Wide: Consultant		424,360	MA2-00, HA Wide: Lead Paint Abatement		3,390,332
	MA2-00, HA Wide: Lead Paint Abatement		2,350,654	MA2-00, HA Wide: USTs <i>Construction</i>		1,210,755
	MA2-00, HA Wide: Fire Protection <i>Contingency</i>		\$230,851	<i>Contingency</i>		\$242,191
MA2-00, HA Wide: USTs <i>A&amp;E</i>		79,567				
<i>Construction</i>		1,090,929				
<i>Contingency</i>		\$288,767				
MA2-00, HA Wide: Basements <i>Clerk</i>		74,558				
<i>Contingency</i>		77,263				
MA2-00, HA Wide: 504 Compliance <i>Construction</i>		2,398,360				
	Subtotal of Estimated Cost		\$15,617,217	Subtotal of Estimated Cost		\$20,580,876

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-00, HA-Wide Prod. Imp.: Computers		139,953	MA2-00, HA-Wide Prod. Imp.: Computers		139,953
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		39,437	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		39,437
	MA2-00, HA-Wide Prod. Imp.: Telephones/Communications		9,800	MA2-00, HA-Wide Prod. Imp.: Telephones/Communications		9,800
	MA2-00, HA-Wide Prod. Imp.: Vehicles		146,500	MA2-00, HA-Wide Prod. Imp.: Vehicles		146,500
			<b>\$335,690</b>			<b>\$335,690</b>
	Subtotal of Estimated Cost		<b>\$335,690</b>	Subtotal of Estimated Cost		<b>\$335,690</b>

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-00, HA-Wide Prod. Imp.: Computers		139,953	MA2-00, HA-Wide Prod. Imp.: Computers		139,953
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		39,437	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		39,437
	MA2-00, HA-Wide Prod. Imp.: Telephones/Communications		9,800	MA2-00, HA-Wide Prod. Imp.: Telephones/Communications		9,800
	MA2-00, HA-Wide Prod. Imp.: Vehicles		146,500	MA2-00, HA-Wide Prod. Imp.: Vehicles		146,500
			<b>\$335,690</b>			<b>\$335,690</b>
	Subtotal of Estimated Cost		<b>\$335,690</b>	Subtotal of Estimated Cost		<b>\$335,690</b>

**Five-Five-Year Action Plan--FY00-FY04**

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

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-26, Margaret Collins: Unit Modernization		36,020	MA2-29, Holgate: Non-Residential Areas		45,000
	MA2-26, Margaret Collins: A/E		3,240	MA2-29, Holgate: Electrical		35,000
			\$39,260	MA2-29, Holgate: A/E		7,200
	MA2-27, Annapolis: Unit Modernization		30,000			\$87,200
	MA2-27, Annapolis: A/E		2,494	MA2-30, Foley: Non-Residential Areas		50,000
			\$32,494	MA2-30, Foley: A/E		4,500
	MA2-29, Holgate: Non-Dwelling Equipment		50,000			\$54,500
	MA2-29, Holgate: Windows		30,000	MA2-32, Groveland: Non-Residential Areas		100,000
	MA2-29, Holgate: A/E		6,120	MA2-32, Groveland: A/E		10,200
			\$86,120			\$110,200
	MA-2-30, Foley: Site Improvements		25,000	MA2-34, Davison: Non-Residential Areas		14,000
	MA-2-30, Foley: A/E		2,250	MA2-34, Davison: A/E		1,260
			\$27,250			\$15,260
	MA2-32, Groveland: Doors		75,000	MA2-35, Washington St.: Non-Residential Areas		100,000
	MA2-32, Groveland: Site Improvements		30,000	MA2-35, Washington St.: Doors		45,000
	MA2-32, Groveland: A/E		9,450	MA2-35, Washington St.: A/E		12,900
		\$114,450			\$157,900	
			MA2-40, MLK Towers: Electrical		80,000	
			MA2-40, MLK Towers: A/E		7,282	
					\$87,282	
	Subtotal of Estimated Cost		\$299,574	Subtotal of Estimated Cost		\$512,342

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-27, Annapolis: Unit Modernization		224,000	MA2-26, Margaret Collins: Unit Modernization		140,000
	MA2-27, Annapolis: A/E		20,160	MA2-26, Margaret Collins: A/E		14,000
			\$244,160			\$154,000
	MA2-28, Ashmont: Unit Modernization		224,400	MA2-34, Davison: Unit Modernization		192,000
	MA2-28, Ashmont: A/E		20,160	MA2-34, Davison: A/E		18,000
			\$244,560			\$210,000
	MA2-29, Holgate: Unit Modernization		50,000	MA2-40, MLK Towers: Unit Modernization		400,000
	MA2-29, Holgate: A/E		4,500	MA2-40, MLK Towers: A/E		30,000
			\$54,500			430,000
	MA2-32, Groveland: Unit Modernization		150,000	MA2-44A, Frederick Douglass: Unit Modernization		326,000
	MA2-32, Groveland: A/E		13,500	MA2-44A, Frederick Douglass: A/E		23,000
			\$163,500			\$349,000
	MA2-34, Davison: Unit Modernization		37,000	MA2-44B, Hampton House: Unit Modernization		326,000
	MA2-34, Davison: A/E		3,330	MA2-44B, Hampton House: A/E		23,000
			\$40,330			\$349,000
	MA2-35, Washington St.: HVAC		14,000	MA2-44C, Washington Manor: Unit Modernization		326,000
	MA2-35, Washington St.: A/E		1,260	MA2-44C, Washington Manor: A/E		23,000
			\$15,260			\$349,000
	MA2-38, J.J. Meade: Unit Modernization		160,000	MA2-50, Rockland: Unit Modernization		200,000
	MA2-38, J.J. Meade: A/E		14,400	MA2-50, Rockland: A/E		15,000
		\$174,400			\$215,000	
	Subtotal of Estimated Cost		\$936,710	Subtotal of Estimated Cost		\$2,056,000

**Five-Five-Year Action Plan--FY00-FY04**

**Part II: Supporting Pages  
Physical Needs Work Statement(s)  
Capital Fund Program**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-35, Washington St.: Site Improvements		75,000	MA2-41, Eva White: Non-Residential Areas		95,000
	MA2-35, Washington St.: Doors		21,000	MA2-41, Eva White: A/E		9,850
						\$104,850
	MA2-35, Washington St.: Electrical		16,000	MA2-42, Walnut Park: Electrical		50,000
	MA2-35, Washington St.: A/E		10,080	MA2-42, Walnut Park: A/E		\$4,500
			\$122,080			\$54,500
	MA2-36, West Ninth St.: Site Improvements		20,000	MA2-44A, Frederick Douglass: Electrical		55,000
	MA2-36, West Ninth St.: A/E		1,800	MA2-44A, Frederick Douglass: A/E		4,950
			\$21,800			\$59,950
	MA2-37, John Carroll: Non-Residential Areas		16,000	MA2-44B, Hampton House: Electrical		55,000
	MA2-37, John Carroll: Electrical		3,500	MA2-44B, Hampton House: A/E		4,950
	MA2-37, John Carroll: Site Improvements		42,000			\$59,950
	MA2-37, John Carroll: A/E		5,535	MA2-44C, Washington Manor: Electrical		55,000
			\$67,035	MA2-44C, Washington Manor: A/E		4,950
	MA2-40, MLK Towers: Doors		110,000			\$59,950
	MA2-40, MLK Towers: A/E		9,900	MA2-45, Amory St.: Electrical		90,000
			119,900	MA2-45, Amory St.: A/E		8,100
	MA2-41, Eva White: Doors		105,000			\$98,100
	MA2-41, Eva White: A/E		9,450	MA2-49, Torre Unidad: Electrical		150,000
			\$114,450	MA2-49, Torre Unidad: A/E		30,000
					\$180,000	
	Subtotal of Estimated Cost		\$445,265	Subtotal of Estimated Cost		\$617,300

**Five-Five-Year Action Plan--FY00-FY04**

**Part II: Supporting Pages**

**Physical Needs Work Statement(s)**

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-40, MLK Towers: A/E		9,000	MA2-51, Codman: Unit Modernization		400,000
			\$9,000	MA2-51, Codman: A/E		35,576
	MA2-41, Eva White: Unit Modernization		400,000			\$435,576
	MA2-41, Eva White: A/E		36,000	MA2-57, Lower Mills: Unit Modernization		738,000
			\$436,000	MA2-57, Lower Mills: A/E		52,666
	MA2-49, Torre Unidad: Windows		380,000			\$790,666
	MA2-49, Torre Unidad: A/E		34,200			
			\$414,200			
	MA2-50, Rockland: Windows		145,000			
	MA2-50, Rockland: A/E		13,050			
			\$158,050			
	MA2-52, Heritage: Unit Modernization		120,000			
	MA2-52, Heritage: A/E		10,800			
			\$130,800			
	MA2-54, Pasciucco: Unit Modernization		400,000			
	MA2-54, Pasciucco: Windows		265,000			
	MA2-54, Pasciucco: Plumbing		160,000			
MA2-54, Pasciucco: A/E		76,282				
		\$901,282				
	Subtotal of Estimated Cost		\$2,049,332	Subtotal of Estimated Cost		\$1,226,242

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-42, Walnut Park: Site		45,000	MA2-50, Rockland: Non-Residential Areas		19,000
	MA2-42, Walnut Park: Windows		20,000	MA2-50, Rockland: Electrical		40,000
	MA2-42, Walnut Park: Fire Protection		20,000	MA2-50, Rockland: A/E		5,310
	MA2-42, Walnut Park: Doors		125,000			\$64,310
	MA2-42, Walnut Park: A/E		18,900	MA2-51, Codman: Plumbing		150,000
			\$228,900	MA2-51, Codman: A/E		13,500
	MA2-44A, Frederick Douglass: Site Improvements		18,000			\$163,500
	MA2-44A, Frederick Douglass: Windows		40,000	MA2-52, Heritage: Windows		30,000
	MA2-44A, Frederick Douglass: Fire Protection		45,000	MA2-52, Heritage: Electrical		350,000
	MA2-44A, Frederick Douglass: A/E		8,820	MA2-52, Heritage: Non-Residential Areas		283,500
			\$111,820	MA2-52, Heritage: Fire Protection		50,000
	MA2-44B, Hampton House: Windows		40,000	MA2-52, Heritage: A/E		55,890
	MA2-44B, Hampton House: Fire Protection		45,000			\$769,390
	MA2-44B, Hampton House: A/E		7,200	MA2-52, St. Botolph: Electrical		95,000
			\$92,200	MA2-52, St. Botolph: A/E		8,550
	MA2-44C, Washington Manor: Windows		40,000			\$103,550
	MA2-44C, Washington Manor: Doors		9,200	MA2-57, Lower Mills: Electrical		170,000
	MA2-44C, Washington Manor: Fire Protection		45,000	MA2-57, Lower Mills: A/E		15,300
	MA2-44C, Washington Manor: A/E		8,028			\$185,300
			\$102,228			
	Subtotal of Estimated Cost		\$535,148	Subtotal of Estimated Cost		\$643,025

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-57, Lower Mills: Plumbing		180,000			
	MA2-57, Lower Mills: A/E		16,200			
			<u>\$196,200</u>			
	Subtotal of Estimated Cost			\$196,200	Subtotal of Estimated Cost	

**Five-Five-Year Action Plan--FY00-FY04**

**Part II: Supporting Pages**

**Physical Needs Work Statement(s)**

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<b>See Annual Statement</b>	MA2-45, Amory St.: Windows		75,000	MA2-62, Hassan: Electrical	
MA2-45, Amory St.: Fire Protection			50,000	MA2-62, Hassan: Non-Residential Areas		90,000
MA2-45, Amory St.: A/E			10,350	MA2-62, Hassan: A/E		14,850
			\$135,350			\$179,850
MA2-47, General Warren: Doors			31,900	MA2-71, Patricia White: Non-Residential Areas		95,000
MA2-47, General Warren: A/E			2,870	MA2-71, Patricia White: Fire Protection		60,000
			\$34,770	MA2-71, Patricia White: A/E		13,950
MA2-49, Torre Unidad: Electrical			18,000			\$168,950
MA2-49, Torre Unidad: Doors			110,000	MA2-72, Roslyn: Non-Residential Areas		20,000
MA2-49, Torre Unidad: A/E			11,520	MA2-72, Roslyn: A/E		1,800
			\$139,520			\$21,800
MA2-50, Rockland: Fire Protection			50,000	MA2-89C, Joseph C. Malone: Exterior Walls		300,000
MA2-50, Rockland: A/E			3,600	MA2-89C, Joseph C. Malone: Non-Residential Areas		155,000
			\$53,600	MA2-89C, Joseph C. Malone: A/E		40,950
MA2-52, Heritage: Site Improvements			143,500			\$495,950
MA2-52, Heritage: A/E		13,815				
		\$157,315				
	Subtotal of Estimated Cost		\$520,555	Subtotal of Estimated Cost		\$866,550

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>See Annual Statement</b>							
	Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		

**Five-Five-Year Action Plan--FY00-FY04**

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

Capital Fund Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-54, Pasciucco: Unit Modernization		90,000			
	MA2-54, Pasciucco: Non-Residential Areas		120,000			
	MA2-54, Pasciucco: Site Improvements		45,000			
	MA2-54, Pasciucco: A/E		31,950			
			<b>\$286,950</b>			
	MA2-57, Lower Mills: Site Improvements		60,000			
	MA2-57, Lower Mills: Doors		171,000			
	MA2-57, Lower Mills: Windows		40,000			
	MA2-57, Lower Mills: Electrical		16,000			
	MA2-57, Lower Mills: A/E		25,830			
			<b>\$312,830</b>			
	MA2-61, Ausionia: Non-Dwelling Equipment		9,000			
	MA2-61, Ausionia: Electrical		20,000			
	MA2-61, Ausionia: A/E		2,610			
			<b>\$31,610</b>			
	MA2-62, Hassan: Unit Modernization		25,000			
	MA2-62, Hassan: Doors		85,000			
	MA2-62, Hassan: Site Improvements		150,000			
MA2-62, Hassan: A/E		23,400				
		<b>\$283,400</b>				
	Subtotal of Estimated Cost		<b>\$914,790</b>	Subtotal of Estimated Cost		<b>\$0</b>

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>See Annual Statement</b>							
	Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		

**Five-Five-Year Action Plan--FY00-FY04**

**Part II: Supporting Pages**

**Physical Needs Work Statement(s)**

Capital Fund Program

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-70, Spring St.: Site Improvements		60,000			
	MA2-70, Spring St.: A/E		5,400			
			<b>\$65,400</b>			
	MA2-71, Patricia White: Site Improvements		60,000			
	MA2-71, Patricia White: Non-Dwelling Equipment		17,000			
	MA2-71, Patricia White: Doors		12,000			
	MA2-71, Patricia White: A/E		8,010			
			<b>\$97,010</b>			
	MA2-72, Roslyn: Fire Protection		50,000			
	MA2-72, Roslyn: Non-Dwelling Equipment		8,000			
	MA2-72, Roslyn: A/E		1,800			
			<b>\$59,800</b>			
	MA2-77, Bellflower: Site Improvements		45,000			
	MA2-77, Bellflower: Roofing		100,000			
	MA2-77, Bellflower: Fire Protection		65,000			
	MA2-77, Bellflower: A/E		18,900			
		<b>\$228,900</b>				
MA2-83, Peabody Square: Fire Protection		25,000				
MA2-83, Peabody Square: A/E		2,250				
		<b>\$27,250</b>				
	Subtotal of Estimated Cost		<b>\$478,360</b>	Subtotal of Estimated Cost		<b>\$0</b>

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>See Annual Statement</b>							
	Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA2-89C, Joseph C. Malone: Site Improvements		80,000	MA2-89C, Joseph C. Malone: Non-Residential Areas		155,000
	MA2-89C, Joseph C. Malone: A/E		8,550	MA2-89C, Joseph C. Malone: Exterior Walls		300,000
			\$88,550	MA2-89C, Joseph C. Malone: A/E		40,950
						\$495,950
	Subtotal of Estimated Cost		\$88,550	Subtotal of Estimated Cost		\$495,950

**Five-Five-Year Action Plan--FY00-FY04**  
**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY 2003			Work Statement for Year <u>5</u> FFY 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>See Annual Statement</b>							
	Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		



**Five-Year Action Plan--FY00**  
**Part III: Supporting Pages**  
**Management Needs Work Statement(s)**  
 Capital Fund Program(CFP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2001			Work Statement for Year <u>3</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA-200, HA-Wide Mgmt. Imp.: Youth Services		161,738	MA-200, HA-Wide Mgmt. Imp.: Youth Services		161,738
	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		352,790	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		352,790
	MA-200, HA-Wide Mgmt. Imp.: Family Services		766,665	MA-200, HA-Wide Mgmt. Imp.: Family Services		766,665
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,054,519	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,054,519
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		255,459	MA-200, HA-Wide Mgmt. Imp.: Occupancy		255,459
	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		351,120	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		351,120
	MA-200, HA-Wide Mgmt. Imp.: MIS		243,607	MA-200, HA-Wide Mgmt. Imp.: MIS		243,607
	MA-200, HA-Wide Mgmt. Imp.: Staff Training		232,235	MA-200, HA-Wide Mgmt. Imp.: Staff Training		232,235
	MA-200, HA-Wide Mgmt. Imp.: Risk Management		130,361	MA-200, HA-Wide Mgmt. Imp.: Risk Management		130,361
	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		79,058	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		79,058
	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		47,813	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		47,813
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		58,051	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		58,051
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000
			<b>\$3,743,416</b>			<b>\$3,743,416</b>
	Subtotal of Estimated Cost		<b>\$3,743,416</b>	Subtotal of Estimated Cost		<b>\$3,743,416</b>

**Five-Year Action Plan--FY00**  
**Part III: Supporting Pages**  
**Management Needs Work Statement(s)**  
 Capital Fund Program(CFP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY 2003			Work Statement for Year <u>3</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	MA-200, HA-Wide Mgmt. Imp.: Youth Services		161,738	MA-200, HA-Wide Mgmt. Imp.: Youth Services		161,738
	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		352,790	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		352,790
	MA-200, HA-Wide Mgmt. Imp.: Family Services		766,665	MA-200, HA-Wide Mgmt. Imp.: Family Services		766,665
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,054,519	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,054,519
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		255,459	MA-200, HA-Wide Mgmt. Imp.: Occupancy		255,459
	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		351,120	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		351,120
	MA-200, HA-Wide Mgmt. Imp.: MIS		243,607	MA-200, HA-Wide Mgmt. Imp.: MIS		243,607
	MA-200, HA-Wide Mgmt. Imp.: Staff Training		232,235	MA-200, HA-Wide Mgmt. Imp.: Staff Training		232,235
	MA-200, HA-Wide Mgmt. Imp.: Risk Management		130,361	MA-200, HA-Wide Mgmt. Imp.: Risk Management		130,361
	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		79,058	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		79,058
	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		47,813	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		47,813
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		58,051	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		58,051
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000
			<b>\$3,743,416</b>			<b>\$3,743,416</b>
	Subtotal of Estimated Cost		<b>\$3,743,416</b>	Subtotal of Estimated Cost		<b>\$3,743,416</b>

1996

#####

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

- A. Amount of PHDEP Grant: \$2,852,928**
- B. Eligibility type (Indicate with an "x")**      N1\_\_\_\_\_ N2\_\_\_\_\_ R\_\_\_X\_\_\_\_\_
- C. FFY in which funding is requested: 2000** (*October 1, 2000 – September 30, 2001*)
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

**The BHA comprehensive drug and crime prevention and intervention programs focus on making BHA developments a safer environment for families and promoting resident economic self sufficiency through coordinated policing, drug interdiction, youth program services and drug intervention and referrals.**

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)- as of 02/01/00
Alice Taylor	366	913
Bromley Park	607	1,159
Cathedral	421	373
Charlestown	1109	2,598
Commonwealth	391	922
Evans Street	2	5
Franklin Field (federal units only)	346	979
Franklin Hill	364	963
Heath Street	297	392
Highland Park	26	74
Infill I	24	53
Infill II	28	104
Lenox Street	305	545
Mary Ellen McCormack	1016	1,717
Maverick	411	1,201
Mission Hill	*535	181
Old Colony	843	1,796

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)- as of 02/01/00
Orchard Gardens	*455	54
Rutland/East Springfield	14	29
Washington/Beech	265	711
West Newton Street	135	216
Whittier Street	199	500
Amory	184	190
Annapolis	54	69
Ashmont	53	59
Ausonia	99	105
Bellflower	113	123
Bickford	64	0
Codman	104	112
Davison	46	46
Eva White	101	137
Foley	95	99
Frederick Douglas	76	80
General Warren	94	95
Groveland	60	52
Hampton House	76	76
Hassan	99	106
Heritage	298	371
Holgate	80	86
J. J. Carroll	63	74
Lower Mills	179	177
Malone	104	105
Meade	39	43
Martin Luther King Tower	102	102
Pascuicco	85	81
Patricia White	222	285
Peabody	101	115
Pond Street	43	52
Rockland	69	69
Roslyn	118	134
Spring Street	103	108
St. Botolph	132	133
Torre Unidad	192	212
Walnut Park	159	161
Washington Manor	65	68
Washington Street	81	95
West 9th	83	97
<b>TOTAL</b>	<b>11,795</b>	<b>19,402</b>

\*This count reflects the anticipated number of units upon completion of HOPE VI construction.

## F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months X Other \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	"x" indicates Funding Received in given year	Amount of PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X	\$3,135,750	MA06DEP002195	0.00	"GE"	Completed
FY 1996	X	3,135,750	MA06DEP002196	0.00	"GE"	Completed
FY 1997	X	3,014,440	MA06DEP002197	285,762.00	"GE"	04/30/00
FY 1998	X	3,014,440	MA06DEP002198	2,212,305.00	N/A	02/28/01
FY 1999	X	2,438,260	MA06DEP002199	2,438,260.00	N/A	12/31/01

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**The BHA has partnered with government, private agencies and residents to reduce drug related crime in and around its developments, in an effort to create a safer living environment. The BHA Police Department and the Boston Police Department share a common frequency and direct access to other City communication services. DEP Program Coordinators produce monthly program activities. The DEP program is independently evaluated.**

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to eachline item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 250,000
9120 - Security Personnel	N/A
9130 - Employment of Investigators	1,263,481
9140 - Voluntary Tenant Patrol	N/A
9150 - Physical Improvements	N/A
9160 - Drug Prevention	1,259,447
9170 - Drug Intervention	80,000
9180 - Drug Treatment	N/A
9190 - Other Program Costs	N/A
<b>TOTAL PHDEP FUNDING</b>	<b>\$2,852,928</b>

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$250,000</b>	
<b>Goal(s)</b>	Partial cost of deployment of 30 Boston Municipal Police Officers at BHA Developments						
<b>Objectives</b>	Agreement BHA/BPD to ensure above baseline community policing services.						
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount/Source)</b>	<b>Performance Indicators</b>
1. Community policing services			10/01/01	09/30/02	250,000	0	5% Decrease in Reported Crime and 5% Increase in Drug Arrests
2. Decrease Reported Crimes			10/01/01	09/30/02		0	5% Decrease in Reported Crime
3. Increase Drug Arrests			10/01/01	09/30/02		0	5% Increase in Drug Arrests

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$1,263,481</b>	
<b>Goal(s)</b>	Funding to sustain the Drug impact unit.						
<b>Objectives</b>	To investigate and pursue drug related crime and other activities at its most highly drugimpacted family developments.						
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount/Source)</b>	<b>Performance Indicators</b>
1. Work in partnership with the Boston Police Dept. and Municipal Police			10/01/01	09/30/02	421,160	400,000*	5% Decrease in Reported Crime and 5% Increase in Drug Arrests
2. Development-based Community Policing Function			10/01/01	09/30/02	784,321	400,000*	5% Decrease in Reported Crime and 5% Increase in Drug Arrests
3. Add 1 bicycle officer			06/01/01	06/30/01	\$8,000	0	Train and deploy bicycle officer on high visibility, directed patrol
4. Maintain National Accreditation			10/01/01	09/30/02	50,000	0	100% Compliance with Standards

9160 - Drug Prevention					Total PHDEP Funding: \$1,259,447		
<b>Goal(s)</b>	1. Provide Programs and structured activities to youth to reduce the use/abuse of drugs. 2. Provide programs and structured activities to families to facilitate economic empowerment activities.						
<b>Objectives</b>	1. Provide funding for, and enter into, collaborations that provide positive alternatives to Youth that will lead to personal achievement. 2. Partner with social service agencies to provide comprehensive set of service delivery in order to facilitate personal achievement and economic empowerment on the part of adults.						
<b>Proposed Activities</b>	<b># of Persons Served*</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount /Source)**</b>	<b>Performance Indicators</b>
1.Youth Services	6,000	8 to 18 yr.	01/01/02	12/31/02	1,059,447	866,309	# Youth participating in BHA sponsored activities; reduction in crime-related statistics
2.Family Services	3,500	Families	01/01/02	12/31/02	100,000	866,309	# Adults/families participating in BHA sponsored activities; reduction in crime related statistics
3.Supportive Services	2,000	All residents	01/01/02	12/31/02	100,000	866,310	Decrease in the % of adults on welfare or increase in # of adults participating in job training or job readiness activities

9170 - Drug Intervention					Total PHDEP Funding: \$80,000		
<b>Goal(s)</b>	1. Continue the BHA program to reduce the use and abuse of drugs. 2. Create greater awareness of general health issues on the part of BHA residents.						
<b>Objectives</b>	1. Establish a citywide program to provide information/education on substance use/abuse. 2. Establish collaborations that will facilitate residents receiving treatment referrals and assistance. 3. Establish collaborations for the delivery of health awareness information Citywide Intervention Program to provide education and treatment referrals to public housing residents						
<b>Proposed Activities</b>	<b># of Persons Served*</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount /Source)**</b>	<b>Performance Indicators</b>
1.Youth Drug Intervention Services education & referrals	1,000	Youth	01/01/02	12/31/02	26,666	333,333	Increase the number of youth with whom the program comes into contact; reduction in drug-related activity
2. Family Drug Intervention Services	1,000	Families	01/01/02	12/31/02	26,666	333,333	Increase the number of referrals made to appropriate settings
3. Health Awareness Services	5,000	All residents	01/01/02	12/31/02	26,668	333,334	Track the number of referrals made to residents regarding general issues of health

\*The # of Persons Served reflect direct services provided by the Community Initiatives Department. However, a much greater number of residents will be impacted if we include figures derived by leveraged funding sources.

\*\*The Other Funding Source indicated in each table reflects the estimated leveraged resources the BHA expects to receive from a variety of resources too numerous to list specifically within such limited space.

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item #</i> 9120	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$125,000	Activity 1, 2, 3	\$250,000
9120				
9130	Activities 1,2,4	\$631,740	Activities 1,2,3,4	\$1,263,482
9140				
9150				
9160	Activities 1,2,3	\$314,862	Activities 1,2,3	\$629,724
9170	Activities 1,2,3	\$20,000	Activities 1,2,3	\$40,000
9180				
9190				
<b>TOTAL</b>		\$1,091,602		\$2,183,206

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

**SUMMARY OF COMMENTS RECEIVED ON THE  
FY2000 BOSTON HOUSING AUTHORITY AGENCY PLAN AMENDMENT**

COMPONENT	COMMENT	RESPONSE
<b>PROPOSED AMENDMENTS TO FY 2000 CAPITAL FUND PROGRAM (CFP)</b>	What will the local process with task forces be to review the changes? What is the resident input into reprogrammable funds?	The BHA has been meeting regularly (quarterly) with tenant task force leaders to review all changes and solicit input and comment. The presentation to the RAB covers changes that have already been discussed at these meetings with local tenant leaders.
	Is it possible to get a breakdown of CFP activities that is easier to understand and communicate to the wider resident population?	The BHA does create a more user-friendly version of the CFP Plan for resident review. However, we are happy to entertain suggestions for how to make that report and/or other CFP-related materials more accessible for residents.
<b>AMENDMENT TO PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)</b>	A resident expressed concern about the need for training and monitoring of public safety staff at her site.	Deputy Chief Melia outlined the training that is provided to new officers and offered to attend a meeting at the site to discuss specific concerns.
	A Section 8 resident encouraged the BHA to create more opportunities to bring more youth services to the Section 8 population	The BHA is willing to consider any and all proposals in this area. Community Services Director Ron Marlow noted that because of severe space constraints at the public housing sites, it would be easier to implement something with family or supportive services than youth.