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

Boston Housing Authority Plans

Annual Plan for Fiscal Year 2003
(BHA Fiscal Year 2004)

Filename (ma002v03)

Revised Submission #3

November 5, 2003

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

BHA Plan
Agency Identification

PHA Name: Boston Housing Authority

PHA Number: MA002

PHA Fiscal Year Beginning: 04/2003

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, 11th 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, 11th 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 (www.bostonhousing.org)
☐ 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, 11th floor*
☐ PHA development management offices
☐ Other (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual BHA Plan
HUD Fiscal Year 2003
BHA Fiscal Year 2004

[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.

Included herein is the Boston Housing Authority's FY2003 Annual Plan in response to Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the ensuing requirements of the Department of Housing and Urban Development (HUD). A summary of the more important changes are highlighted below:

Admissions and Continued Occupancy Program for the Public Housing Program

The BHA is proposing to merge the current Admission and Continued Occupancy Policy for the Family Program which was adopted April 1, 2002 and the BHA's Tenant Selection and Assignment and Transfer Plan currently in use in our Elderly/Disabled Program, which was adopted nearly 27 years ago. The merged policy will be known as the Admissions and Continued Occupancy Policy for the Public Housing Program or ACOP. The proposed ACOP implements a Site Based Waiting List for all BHA properties. Applicants and Residents may choose to apply or transfer to any or all BHA properties for which they qualify. There are a number of significant changes in the proposed ACOP that you can learn about in Section 3 Policies on Eligibility, Selection and Admission. In addition, the proposed ACOP is included as an attachment (electronically) with this submission. (The BHA has submitted an Amendment to the FY2002 Plan regarding the proposed ACOP.)

Voluntary Compliance Agreement / Capital Fund Program

The BHA has signed a Voluntary Compliance Agreement (VCA) with HUD to make 5% of its units and its common area spaces handicapped accessible within 5 years. The BHA is developing a plan to meet this goal. Implementation of the first phase of the VCA construction

plan has begun. Architects have been hired for both the family and elderly/disabled developments and initial design work has begun. Meetings have been held with the Local Tenant Organizations at all of the Phase 1 family and elderly developments. Community meetings at all Phase 1 developments will be scheduled for November and early December 2002. A draft relocation plan for Phase 1elderly/disabled developments has been drafted and is being circulated for comment. A separate draft relocation plan for Phase 1 family developments is going though a similar process.

Previously planned capital projects will be delayed at many sites unless the BHA receives additional funding. The estimated cost of the work is $52 million. The BHA will keep residents informed about construction schedules and capital improvements as this project goes forward.

Site Based Wait List Assessment Attachment

The BHA has included a new attachment assessing the impact of site based waiting lists at Orchard Commons, Orchard Gardens, and Mission Main. The BHA, as required, has assessed changes in the racial/ethnic tenant composition at each of these developments from the time of the implementation of the site-based wait list to the present. As the majority of current residents of these developments are returning BHA residents and the sites have experienced low turnover rates, no significant change due to the affirmative fair marketing efforts have been seen as yet.

Community Process for the Annual Plan

The BHA has held regular meetings with the Authority-wide Resident Advisory Board (RAB) in preparation of the Plan.

Following this consultation with the RAB, as required by Congress and HUD, the BHA initiated a 45-day public review process. A draft of the Annual Plan was available for public review and comment from November 2 through December 17. The Plan and supporting documents including the policies mentioned above remain available for review in the BHA Planning Department at 52 Chauncy Street, 11th Floor during regular business hours and on reserve in the Government Documents Department of the Copley Square branch of the Boston Public Library. A Public Hearing held December 17 at 6:00 p.m. at Roxbury Community College Student Center Room 200 concluded the formal review and comment period. Comments of the Resident Advisory Board and Public along with the BHA's response to those comments are included as an attachment.

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.

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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 81
☒ B- FY 2003 Capital Fund Program Annual Statement summary (ma002b03)
☒ D- FY2003 CFP Annual Statement: Implementation Schedule (ma002d03)
E- Physical Needs Assessment (ma002e03)
F- Management Needs Assessment (ma002f03)
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
☒ Q- Implementation of Community Service Requirements 82
☒ R- 5-Year Plan Progress Report (ma002r03)
☒ V- Resident Advisory Board Members 95

Optional Attachments:

☒ G- PHA Management Organizational Chart 83
☒ H- FY 2003 Capital Fund Program 5 Year Action Plan (ma002h03)

☒ I- 5-Year Action Plan Part I: Summary (continued) (ma002i03)
☒ J- 5-Year Action Plan Part II: Physical Needs (ma002j03)
☒ K- 5-Year Action Plan Part III: Management Needs (ma002k03)
☒ M- Comments of Resident Advisory Board and Public (ma002m03)
☒ O- Admissions and Continued Occupancy Policy for the Public Housing Program (ma002o03)

Note: Attachment L was formerly used for the Public Housing Drug Elimination Program that was eliminated as of December 2001. The BHA has elected not to attach the optional ***N- Public Housing Asset Management Table****. All required information relevant to asset management activities have been reported within the template itself. In addition, the BHA has elected not to resubmit optional attachment* ***P- Residential Relocation and Rehousing Policy*** *submitted with the FY2000 Annual Plan Amendment. Instead, RRRP is included as a supporting document.*

☒ S- RASS Survey Response 84
☒ T- Vacancy Reduction Strategy 91
☒ U- Section 8 Homeownership Capacity Statement 94
☒ W- Section 8 Project Based Voucher Program 96
☒ X- Voluntary Conversion Initial Assessment 101
☒ Y- Site-Based Waiting List Development Demographic Characteristics 102
☒ Z- Perform. and Eval. FFY 1999 RHF Summ. & Supp. Pages (ma002z03)
☒ AA- Perform. and Eval. FFY 2000 RHF Summ. & Supp. Pages (ma002aa03)
☒ BB- Perform. and Eval. FFY 2000 Summ. & Supp. Pages (ma002bb03)
☒ CC- Perform. and Eval. FFY 2001 RHF Summ. & Supp. Pages (ma002cc03)
☒ DD- Perform. and Eval. FFY 2001 Summ & Supp. Pages (ma002dd03)
☒ EE- Perform. and Eval. FFY 2002 RHF Summ. & Supp. Pages (ma002ee03)
☒ FF- Perform. and Eval. FFY 2002 Summ. & Supp. Pages (ma002ff03)
☒ GG- Perform. and Eval. FFY 2003 RHF Summ. & Supp. Pages (ma002gg03)
☒ HH- Section 8 Voucher Program Priority 1 Information Sheet 103

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.

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
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	Pubic Housing Admissions and (Continued) Occupancy Policy for the Family Program; Tenant Selection Transfer and Assignment Plan A&O for the Hope VI sites	Annual Plan: Eligibility, Selection, and Admissions
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and 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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* 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 ☐ 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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Admin 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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Admin 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
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Admin Plan	Annual Plan: Homeownership
	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	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. S.C. 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	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 Public Housing Initiative Application	Annual Plan: Operation and Management
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	Results Oriented Management and Accountability (ROMA) performance management system	Annual Plan: Community Service Program
X	BHA Police Department Manual and Memorandum of	Annual Plan: Safety and Crime

	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	Prevention
X	Comprehensive list of all of the properties (with lot addresses) in line for disposition at Orchard Park, the Infills and Mission Main.	Annual Plan: Demolition and Disposition
X	Resident Opportunity and Supportive Services: Service Coordinators	Annual Plan: Operation and Management
X	Older Adult Mental Health	Annual Plan: Operation and Management
X	COPS: Universal Hiring Program	Annual Plan: Crime and Safety
X	Family Pet Policy	Annual Plan: Pets
X	Elderly/Disabled Pet Policy	Annual Plan: Pets

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	Afford-ability	Supply	Quality	Access-ibility	% Over-crowded	Size	Loca-tion
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	*	NA
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.

** Table can not be updated for FY 2003 as the 2000 Census has not yet released this level of detail. The City of Boston anticipates completely updating this table in 2003.

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 6/30/03

☒ 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)

☒ Section 8 tenant-based assistance
☐ Public Housing
☐ 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	6,734		3,000*
Extremely low income <=30% AMI	6,617	98.26%	
Very low income (>30% but <=50% AMI)	105	1.56%	
Low income (>50% but <80% AMI)	12	0.18%	
Families with children	3,395	50.42%	
Elderly families	442	6.56%	
Families with Disabilities	264	3.92%	
White Hispanic	1,612	23.94%	
White Non-Hispanic	1,771	26.30%	
Black Hispanic	26	0.39%	
Black Non-Hispanic	2,704	40.15%	
American Indian Hispanic	3	0.04%	
American Indian Non-Hispanic	42	0.62%	
Asian/Pacific Island Hispanic	1	0.01%	
Asian/Pacific Island Non-Hispanic	318	4.72%	
Non categorized	257	3.82%	

*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. These figures are taken at a point in time (approximately 6/15/03) and are subject to change based upon availability of funding and utilization rate. The number of Section 8 Applicants processed in FY2002 is in the 12,000-15,000 range.

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☒ No ☐ Yes Since May 1994 the waiting list has only been open for those households who qualify as priority 1 applicants. If yes: How long has it been closed? 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 *Tabulated 6/23/03*

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) ((Chart below does not contain Hope VI Site-Based Waiting List data.)) ☐ 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	14,318		1048
Extremely low income <=30% AMI	12,114	84.61%	
Very low income (>30% but <=50% AMI)	1,902	13.28%	
Low income (>50% but <80% AMI)	302	2.11%	
Families with children	7,350	51.33%	
Elderly families	647	4.52%	
Families with Disabilities	1,279	8.93%	
White Hispanic	3,500	24.44%	
White Non-Hispanic	2,035	14.21%	
Black Hispanic	997	6.96%	
Black Non-Hispanic	5,907	41.26%	
American Indian Hispanic	91	0.64%	
American Indian Non-Hispanic	108	0.75%	
Asian/Pacific Island Hispanic	37	0.26%	
Asian/Pacific Island Non-Hispanic	1,429	9.98%	
Non categorized	214	1.49%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6,007	41.95%	260
2 BR	5,611	39.19%	428
3 BR	2,408	16.82%	259
4 BR	273	1.91%	88
5 BR	17	0.12%	13
6 BR	2	0.01%	2

Housing Needs of Families on the Waiting List
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 *Tabulated 6/23/03*

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 the highest number of 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)
- Implement the Mayor's "Leading the Way" Initiative, which commits to bring 1100 vacant units as of 7/1/00 back on-line by 6/30/03.

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 and in compliance with the VCA between HUD and BHA dated 4/4/02
☒ 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: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants		
1a. Public Housing Operating Fund	$45,411,991	
1b. Public Housing Capital Fund	$30,964,600	
1c. HOPE VI Revitalization	$35,000,000	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$147,788,017	
1f. Public Housing Drug Elimination Program (including any Technical Assistance funds)	-----	
1g. Resident Opportunity/Self-Sufficiency Grants	-----	
1h. Community Development Block Grant	-----	-----
1i. HOME	-----	-----
1j. Other Federal Grants (list below)		
Resident Opp. and Self Sufficency	$473,000	Supportive Services
Senior Services Coordinators	$227,000	Supportive Services
2. Prior Year Federal Grants (unobligated funds only)		
2a. Comprehensive Grant Program	$29,138,888	
2b. HOPE VI Revitalization	$6,385,183	
2c. Public Housing Drug Elimination Program	$2,035,247	
3. Public Housing Dwelling Rental Income	$27,438,444	Operations
4. Other income		
4a. Investment income	$200,000	Operations
4b. Vending/Laundry machines	$150,000	Operations, Social Services
5. Non-federal sources (list below)		
5a. Donations	$20,000	Social Services
5b. Entrepreneurial Activities	$50,000	Social Services
Total resources	$325,282,370	

3. BHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing – Family and Elderly/Disabled

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

(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 nears the top of the wait list

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)

(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: by mail, site offices, and can download forms from the BHA website (www.bostonhousing.org)

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? 54 public housing and 3 Hope VI

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? 35

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists? All lists for which they meet the threshold eligibility criteria.

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)
   BHA website
   Hope VI sites – Mission Main, Orchard Gardens, Orchard Commons, and Maverick

(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 (removed from the waiting list 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 list types?

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? *However, given the demographics of the public housing wait list it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.*

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused (by 3 BR or more)
- ☒ Underhoused (by 3 BR or more)
- ☒ Medical justification (in a life threatening situation)
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work, address severe overhousing, make apartments with special features available to persons with disabilities, etc.)
- ☐ Resident choice: (state circumstances below)
- ☐ Other:

Note: Transfers in checked boxes above take precedence over new admissions in highest priority category.

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 (Natural Disaster, Condemnation, Government Action, Action of Housing Owner [No-Fault Court-Ordered Eviction Only], Inaccessibility [Disabled Applicant Only], Displacement by any low-rent housing project or by public slum clearance or urban renewal project)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)(for Elderly/Disabled Program only)

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 / witness protection or hate crimes
☒ Other preference(s):
- Disabled persons whose household requires a one-bedroom unit
- Imminent Landlord displacement (for Elderly/Disabled housing program only)

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/preference status

Former Federal preferences:
1 Involuntary Displacement (Natural Disaster, Condemnation, Government Action, Action of Housing Owner [No-Fault Court-Ordered Eviction Only], Inaccessibility [Disabled Applicant Only] Displacement by any low-rent housing project or by public slum clearance or urban renewal project)
1 Victims of domestic violence
2 Homelessness
3 Excessive Rent Burden (Elderly/Disabled program only)
3 Imminent landlord displacement (Elderly/Disabled program only)

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 / witness protection or hate crimes
☒ Other preference(s):
- Disabled persons whose household requires a one-bedroom unit
- Designated Housing Preference (for Elderly/Disabled housing program only)

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 Admissions and Continued Occupancy Plan
☒ PHA applicant information briefing seminars or written materials
☒ Other source (list) BHA website (www.bostonhousing.org), BHA Reasonable Accommodation in Housing Policy

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

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
Franklin Hill	365	Franklin Hill's low average income in part stems from the high degree of turnover in recent years, around 15% per year. The average income for families coming in off the wait list is less than the BHA average for covered developments. The BHA will continue to allocate capital resources to upgrade physical facilities as funding allows. *-Continued-*	

		-Continued- Franklin Hill is currently participating in the Healthy Public Housing project. The BHA continues to plan for a Hope VI application with Franklin Hill in the future. In addition, through the vacancy reduction strategy, the BHA has improved the overall quality of the site and in the long term that will help to make a more viable development.	
Heath Street	249	Heath St. is above the EIR for the BHA but still less than 30% of Area Median Income.	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 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:

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?
☐ 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: Federal project-based voucher 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: There are several special admissions programs run by the BHA with non-profit partners which allow applications on a referral basis to eligible families.

(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 120 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 120 days or if such time was more than 120 days, 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 300 days pending resolution of the matter or a finding of probable cause; and/or
- A Section 8 Program Voucher will be extended for up to two additional 120 day periods if 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)

Please Note: For further clarification on how Section 8 applicants are prioritized, please consult the attachment entitled: Section 8 Housing ChoiceVoucher Program Priority 1 Information Sheet.

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 (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 (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 vacancy decontrolled units
4. Loss of shelter eligibility due to increased income
5. Homeless families and individuals residing in shelters
6. Transfer from public housing because of health, safety, and humanitarian reasons
7. One or two-person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
8. Families who are facing displacement from an "expiring use" development and whose income is between 50% and 80% of area median.
9. 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.
10. To applicants who are, or recently were, assisted under a state of federal, project-based or tenant-based rental assistance program where such program funding is expiring (or has expired during the applicants receipt of the rental assistance) as a result of cessation of assistance by the funding source provided that the applicants are in compliance with, or were in compliance with, all of the requirements of the expiring or expired rental assistance program subsidy.

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

Please Note: For further clarification on how Section 8 applicants are prioritized, please consult the attachment entitled: Section 8 Housing ChoiceVoucher Program Priority 1 Information Sheet.

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
3 Substandard housing
1 Homelessness (as defined in the Priority 1 Information Sheet)
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 vacancy decontrolled units
  4. Loss of shelter eligibility due to increased income
  5. Homeless families and individuals residing in shelters
  6. Transfer from public housing because of health, safety, humanitarian reasons
  7. One or two-person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
  8. Families who are facing displacement from an "expiring use" development and whose income is between 50% and 80% of area median.
  9. 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.
  10. To applicants who are, or recently were, assisted under a state of federal, project-based or tenant-based rental assistance program where such program funding is expiring (or has expired during the applicants receipt of the rental assistance) as a

result of cessation of assistance by the funding source provided that the applicants are in compliance with, or were in compliance with, all of the requirements of the expiring or expired rental assistance program subsidy.

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 live and/or work in the jurisdition" (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 sub-component 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)
☐ 95th 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

* Flat Rents for Hope VI developments at Orchard Commons and Orchard Gardens have been approved by the BHA and were implemented in April 2001. The BHA approved Mission Hill Flat Rents on 1/15/02 but Mission Hill implemented retroactively to 1/1/02 as they wanted to begin at the beginning of the calendar year.

B. Section 8 Tenant-Based Assistance

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) Payment Standards

a. What is the PHA's payment standard?

☐ At or above 90% but below100% 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. 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 (and more frequently as needed)
☐ 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 G)

☐ 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
Highland Park	16 Center Street, Roxbury, MA 02119		X

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
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. 9th 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 in-house managers is available. Resident input in the evaluation of private management companies is considered through 1-2 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	*10,115	1,200
Section 8 Vouchers (and Project based Certificates)	**10,732	550
Section 8 Certificates	0	
Section 8 Project Based Voucher Program	400	40
Section 8 Mod Rehab	791	
Section 8 New Construction/Substantial Rehab Program	557	30
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mainstream Housing Program	***200	10
Designated Housing Program- vouchers for non-elderly disabled currently on BHA's Elderly/Disabled Public Housing Program waiting list	***200	5
Family Unification Program	***300	5
Welfare to Work	***300	10
NAACP	***400	10
Grandfamilies Program	***50	3
Other Federal Programs (list individually)		
Public Housing Drug Elimination Program	11,715	-N/A-
Resident Initiatives Grant Program	3,200	-N/A-
Elderly and Disabled Resident Services Program	3,500	-N/A-
Supportive Housing Services Program	105	9
Community Entrepreneur Program (ROSS-funded)	3	-N/A-
Hope VI Resident Services Program	1,147	-N/A-
Family Self-Sufficiency Program	250	-N/A-
Resident Employment Program	67	-N/A-
HOPE I Resident Services Program	240	-N/A-

As of 10/01/02

* total federal development only anticipated occupancy on 4/1/03.
**This figure includes number from Sec. 8 Project Based Voucher Program, Mainstream Housing Program, Designated Housing Program, Family Unification Program, Welfare to Work, NAACP, and Grandfamilies Program.
***These figures represent the maximum units which may be utilized under each Annual Contributions Contract.
-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 54 federally subsidized housing developments with a total of 10,292 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 6,654 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 3,638 units, targets seniors, age 62 or older, and persons with disabilities who meet the income and eligibility criteria. In addition, the Boston Housing Authority oversees the operation of three HOPE VI mixed-income family developments. Two of these properties (Mission Main and Orchard Gardens) are privately owned and managed and provide 1,010* public housing and 157 market rate housing units. The third Hope VI site is Maverick Gardens for which the BHA will be submitting a disposition application. Maverick has 413 units currently but that will change as it is redeveloped. The Boston Housing Authority also owns and operates 16 state subsidized housing developments with a total of 2,552 units scattered throughout the city of Boston including 134 elderly/disabled units and 2,418 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: For Mission Main and Orchard Gardens, the expected unit count upon completion of redevelopment was included.

- **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 approximately 10,750 families with affordable housing through this 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 non-elderly 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 Section 8 housing assistance to families involved with the Dept. of Social Services to which permanent, stable housing is the final barrier for reunification with children in foster care.

- **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.

- **GRANDFAMILIES PROGRAM**

The Grandfamilies Program provides housing assistance in the form of 50 Section 8 tenant based rental vouchers to very low-income families containing near elderly or elderly persons who are raising minors. Under this program, the Boston Housing Authority administers the Section 8 assistance and support services to be provided to families after the appropriate referral is made by Boston Aging Concerns Young & Old United (BACYOU)

- **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. 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.

- **COMMUNITY ENTRPRENEUR PROGRAM (ROSS FUNDED)**

The Boston Housing Authority (BHA) - in partnership with the Center for Women Enterprise (CWE) and Dorchester Bay Economic Development Corporation (DBEDC), is offering access to an entrepreneur development coursework/training and the establishment of a Microloan fund. Up to 40 public housing residents will be able to participate in the entrepreneur training program. Post successful completion of the entrepreneur training program, participants will have access to the Microloan fund.

- **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 Capital Funding Program (CFP). RIGP activities are currently conducted at five (5) developments throughout the local tenant organizations: Alice Taylor, Commonwealth, Franklin Field, Mary Ellen McCormack and Old Colony.

- **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 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 non-profit providers including Ethos, Vinfen, Latino Health Institute, Justice Resource Institute, Elders Living at Home and Friends of Shattuck 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 self-sufficiency programs for the resident community.
- 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. A new HOPE VI grant is underway at Maverick Gardens in East Boston.

- **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.

- **HOPE I RESIDENT SERVICES PROGRAM**

The Boston Housing Authority, working with the Bromley-Heath Tenant Management Corporation, is working to address the economic and social needs of resident families at the Bromley-Heath and Washington Beech public housing developments. This program represents the BHA's latest initiative in Workforce Development activities on behalf of public housing residents. The Program builds on the key partnerships that were established under the Economic Development and Supportive Services (EDSS) Program begun in 2000, including the Boston Private Industry Council, the Mayor's Office for Jobs and Community Services, the Boston Workforce Development Coalition, Greater Boston Legal Services, the Job Training Alliance, Walgreen's, and United Parcel Service.

- **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):

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

(2) Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Community Service Policy
- Deconcentration Policy
- Demolition/Disposition Policy
- Pest Control Policy
- Pet Policy for the Elderly/Disabled Program
- Pet Policy for the Family Program
- Reasonable Accommodation Policy for Public Housing
- Resident Relocation and Rehousing Policy
- Site Based Purchasing System Policy
- Tenant Participation (LTO) Policy

(3) Section 8 Management:

- Section 8 Administrative Plan
- Reasonable Accommodations in Rental Assistance Policies and Procedures
- Section 8 Homeownership Program

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 state-funded 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:

BHA Office of Civil Rights
Hearing Panel Coordinator
52 Chauncy Street, 9th 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

BHA Office of Civil Rights
Leased Housing Appeal
52 Chauncy Street
9th Floor

☐ 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 long-term 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 as an Attachment (see table of contents)

-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 as an Attachment. See Table of Contents for file name.

-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

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1. Development name: Maverick
2. Development (project) number: 108 (MA06URD002I101)
3. Status of grant:
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

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1. Development name: Mission Main
2. Development (project) number: 103 (MA06P002003)
3. Status of grant:
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

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1. Development name: Orchard Park
2. Development (project) number: 105 (MA06P002005)
3. Status of grant:
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

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☒ 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:
Franklin Hill Housing Development

☒ 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:

(i) as part of the Maverick HOPE VI grant
(ii) Use of RHF monies – site yet to be determined – may involve mixed-finance
(iii) Potential development of an affordable assisted living project

☒ 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 below:

1. Disposition and redevelopment of 54 scattered site duplex units, "the Infills"

2. The BHA is considering the use of RHF funds in a number of projects. A more specific proposal for these funds has been submitted to the appropriate HUD office for approval under a separate submission of the RHF plan. RHF Plans are available for review in the BHA Planning Department.

   Projects include the following for the first increment:

- RHF funds will be used as part of the funding to build replacement public housing units at Phase III of the Maverick HOPE VI redevelopment, and
- RHF funds will be used as part of a partnership with the City of Boston to develop public housing units within one or more of the City'' affordable rental projects.

Projects include the following for the second increment:

- The BHA plans on using RHF funds as part of a larger redevelopment strategy at Franklin Hill.

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.)

Note: BHA is planning to bring all of its current daycare spaces under current leases over the next 1 to 2 years. In some cases a lease may trigger HUD disposition requirements, in which case the BHA intends to engage in a disposition process with associated public process to lease the daycare space.

Demolition/Disposition Activity Description
1a. Development name: Infill I 1b. Development (project) number: 156 (MA06P002056)
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved: 08/09/99
5. Number of units affected: 24 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 11/02, except for 6 units – projected 1/03
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 Real Estate Development Department at 52 Chauncy Street.

Demolition/Disposition Activity Description
1a. Development name: Infill II 1b. Development (project) number: 159 (MA06P002059)
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved: 08/09/99
5. Number of units affected: 28 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 10/02, except for 8 units, projected 1/03
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 Real Estate Development Department at 52 Chauncy Street.

1a. Development name: 75-79 Morton Street 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved:
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity:
Note: The BHA is considering redeveloping vacant land at 75-79 Morton Street with new affordable housing and retention of some open space. A separate public process will be undertaken for this parcel. The BHA is still determining if this disposition falls under the jurisdiction of the Annual Plan.

1a. Development name: 37-39 Dorr St. 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved:
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity:
Note: The BHA is considering redeveloping vacant land at 37-39 Dorr Street with affordable housing along with the Infill properties. The BHA is still determining if this disposition falls under the jurisdiction of the Annual Plan.

Demolition/Disposition Activity Description
1a. Development name: Evans Street 1b. Development (project) number: 155 (MA06P002055)
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved: 08/09/99
5. Number of units affected: 2 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 10/02
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 Real Estate Development Department at 52 Chauncy Street.

Demolition/Disposition Activity Description

1a. Development name: West Concord 1b. Development (project) number: 636
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) N/A Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application planned for submission:
5. Number of units affected: 74 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4//01 (RFP issued) b. Projected end date of activity: 1/04 (Transfer to be completed)
NOTE: These properties are not public housing units and not subject to the Agency Plan. They are project-based Section 8 scattered site units being transferred to a local non-profit with continued affordability restrictions pursuant to requirement of original HUD financing.

Demolition/Disposition Activity Description
1a. Development name: Orchard Park 1b. Development (project) number: 25
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒* *HUD approved the Homeownership as part of the HOPE VI grant in 1995. The disposition application will be specific as to boundaries and size.* Submitted, pending approval ☐ Planned application ☐
4. Date application planned for submission: 02/01
5. Number of units affected: None 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01 b. Projected end date of activity: 08/03
Note: The BHA acquired several vacant lots from the City of Boston as part of the HOPE VI program. The BHA will transfer the sites back to the Department of Neighborhood Development for first time homeownership opportunities consistent with the Hope VI revitalization plan. A complete list of the addresses of these lots is available as a supporting document in the Real Estate Development Department at 52 Chauncy Street. In addition the BHA through a subsidiary acquired 3 parcels (198 Dudley Street, 43-45 Winslow Street and 69-83 Zeigler Street) for inclusion in the HOPE VI Program.

69-83 Zeigler Street contains an abandoned 1-story masonry building, the other parcels are vacant. Due to budgetary constraints and site planning issues, BHA has determined to dispose of the properties to leverage private resources for development of the site for a use compatible with adjacent housing. A disposition application is not required for this site, since the properties were never part of an annual contributions contract with HUD.

Demolition/Disposition Activity Description
1a. Development name: Bickford 1b. Development (project) number:
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☒ (disposition) Submitted, pending approval ☐ Planned application ☒ (demolition)
4. Date application approved: 05/24/01 (disposition)
5. Number of units affected: 64 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01 b. Projected end date of activity: 01/04
Note: The BHA solicited proposals from non-profit sponsors for a HUD 202 re-development of this property. The selected development team (Jamaica Plain Neighborhood Development Corp.) submitted a 202 application in response to the 2001 SuperNOFA, and funding was awarded. Due to the possible higher cost of rehabilitation, the BHA on behalf of JPNDC, may apply for approval to demolish Bickford and construct a new building.

Demolition/Disposition Activity Description
1a. Development name: Amory Street 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved:
5. Number of units affected: None- vacant parcel

6. Coverage of action (select one)	☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Undetermined b. Projected end date of activity: Undetermined	
Note: The BHA may seek to dispose of a vacant parcel of land for development of a public housing assisted living facility. The public process is near conclusion and a developer RFP may be issued in early 2003.	

Demolition/Disposition Activity Description	
1a. Development name: Maverick 1b. Development (project) number: 108	
2. Activity type: Demolition ☒ Disposition ☒	
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐	
4. Date application approved:	
5. Number of units affected: 413 6. Coverage of action (select one)	☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/1/03 b. Projected end date of activity: 3/1/05	
Note: As part of Hope VI grant awarded 9/01.	

Demolition/Disposition Activity Description	
1a. Development name: Heath St. / 41 Bickford St. (formerly the Martha Eliot Health Center 1b. Development (project) number: 107	
2. Activity type: Demolition ☐ Disposition ☒	
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒	
4. Date application approved:	
5. Number of units affected: 24 as-built 6. Coverage of action (select one)	☒ Part of the development ☐ Total development

7. Timeline for activity: a. Actual or projected start date of activity: 12/02 b. Projected end date of activity: 6/04
Note: This is a single building converted from apartments to a health center in the 1960's. No longer practical to restore to apartments; disposition will be to a non-profit service provider for needed services for BHA residents.

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?
11. 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 sent notification letters to all residents, applicants and local tenant organizations regarding the plan and implementation process. On September 1, 2000 the BHA reordered the wait list and informed all applicants in writing of their new position on the wait list, provided information about options available under the new plan and allowed applicants an opportunity to change their housing choices if desired. Applicants chose from 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. Update to 2003 plan: In accordance with the Designated Housing Plan, BHA revises on an annual basis the developments designated for elderly-preference points.

Designation of Public Housing: Supplemental Table					
Development	Address	Units (Occup'd)*	Disabled HH	Elderly HH	Elderly Pref.
Amory Street	125 Amory Street, Jamaica Plain	149	66	83	Y
Annapolis	52 Summer Street, Dorchester	54	17	37	Y
Ashmont	374 Ashmont Street, Dorchester	52	18	34	Y
Ausonia	185 Fulton Street, Boston	93	31	62	Y
Bellflower	24 Bellflower Street, Dorchester	94	25	69	
Codman Square	784 Washington Street, Dorchester	96	36	60	Y
Davison	101 Davison Street, Hyde Park	43	19	24	Y
Eva White	440 Tremont Street, Boston	101	25	76	
Foley Apartment	199 "H" Street, South Boston	94	25	69	
Frederick Douglass	755 Tremont Street, Roxbury	69	30	39	Y
General Warren	114 Rutherford Street, Charlestown	91	26	65	
Groveland	15 MM Beatty Circle, Mattapan	47	23	24	Y
Hampton House	155 Northampton Street, Roxbury	67	34	33	Y
Hassan	705 River Street, Mattapan	86	38	48	Y
Heritage **	209 Summer Street, East Boston	254	86	168	Y
Holgate	125 Elm Street, Roxbury	80	30	50	Y
JJ Carroll	130 Chestnut Street, Brighton	63	21	42	Y
Joseph C. Malone	11 Gordon Avenue, Hyde Park	91	35	56	Y
Lower Mills	2262 Dorchester Avenue, Dorchester	169	66	103	Y
Meade	5 Melville Avenue, Dorchester	39	12	27	Y
Pasciucco	330 Bowdoin Street, Dorchester	74	28	46	Y
Patricia White	20 Washington Street, Brookline	210	32	178	
Peabody	1875 Dorchester Avenue, Dorchester	92	31	61	Y
Pond Street	29 Pond Street, Jamaica Plain	43	18	25	Y
Rev. M. L. King Towers	280 MLK Avenue, Roxbury	102	42	60	Y
Rockland	5300 Washington St., W. Roxbury	69	34	35	Y
Roslyn	1 Cliffmont Street, Roslindale	110	32	78	
Spring Street	23 Spring Street, West Roxbury	96	27	69	
St. Botolph	70 St. Botolph Street, Boston	130	61	69	Y
Torre Unidad	80 West Dedham, Boston	186	65	121	Y
Walnut Park	Columbus Avenue, Roxbury	140	63	77	Y
Washington Manor	1701 Washington Street, Roxbury	59	31	28	Y
Washington Street	91/95 Washington Street, Brighton	80	22	58	
West Ninth Street	195 West Ninth Street, South Boston	81	15	66	

*Excludes units coded as Wheelchair, Modified, Hearing Impaired, Supported Housing, or Congregate use.

**20 family units not included in these counts

Updated 10/01/02

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

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?
16

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
38

c. How many Assessments were conducted for the PHA's covered developments? 16

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

Development Name	Number of Units
N/A	N/A (see explanation)

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution ($570) and capital ($207) for a total of $777 PUM. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1154 PUM. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio, with the exception of Maverick which has recently received a HOPE VI grant award, has reached the stage of obsolescence where it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

Furthermore, the Greater Boston housing market has been challenging for voucher holders to successfully utilize their voucher. The success rate for voucher holders has been less than 75% for the past 12 months. In addition, to convert a development to tenant-based assistance would have a deleterious effect on the availability of affordable housing in the City of Boston by creating even more competition for what scarce affordable housing that does exist. Finally, residents strongly oppose any conversion.

The BHA will continue to evaluate developments on a case by case basis for appropriateness of conversion.

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

This information must be provided as a required attachment to the PHA Plan template.

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ 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) ☐ Part of the development ☐ 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.)

1. Program Description:

Note: In addition to the program description below, please refer to Attachment U for the Section 8 Homeownership Capacity Statement.

In accordance with recently promulgated regulations by the Secretary of the United States Department of Housing and Urban Development, the Boston Housing Authority has implemented a Housing Choice Voucher Homeownership program. The mission of the Authority is to provide homeownership possibilities, self-sufficiency training and support, and facilitate community growth, while providing parameters which will attempt to minimize defaults which consequently have a negative impact on both the family and the community.

In order to effectively develop and facilitate the option of homeownership, the Leased Housing Department will partner with the City of Boston's Department of Neighborhood Development. DND has an established First Time Home Buyers program. By partnering with our sister agency, the Leased Housing Division will dramatically expedite the implementation of this program. The partnership will strengthen and effectively broaden the impact of homeownership opportunities within the City by providing services, support and expertise in a myriad of areas.

ELIGIBILTY ISSUES

The homeownership option will be offered to families participating in the Housing Choice Voucher Program and the Family Self-Sufficiency Program (FSS). A successful graduate of the FSS Program may also be eligible for homeownership.

APPLICATION PROCESS

Families applying or participating in the Housing Choice Voucher Program who indicate homeownership interest will have their eligibility determined by the Leased Housing Department's Section 8 personnel. At the same time, the family will be referred to a HUD approved housing counseling agency, primarily to DND's First Time Home Buyers Program or a similarly qualified agency, for the purpose of learning about the various responsibilities of owning a home. The topics may include, but not be limited to the following: home maintenance, budgeting and money management, credit counseling, financing, homeownership opportunities, fair housing lending and real estate settlement procedures. If necessary, the Authority may offer

additional homeownership counseling participants and has discretion to require the family to participate in ongoing counseling.

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:

To be eligible to participate in the BHA's Section 8 Homeownership Program the family must:

- Must be a Section 8 participant in good standing in the BHA's Section 8 program.
- Must be a Family Self Sufficiency program participant (or graduate) and have remained a participant in good standing with respect to the contractual goals and requirements of the family's FSS Individual Training and Service Plan.
- Meet all eligibility criteria as described in the Section 8 Homeowner Administrative Plan Amendment.
- Attend homeownership counseling prior to purchase and post-purchase as offered by BHA-approved counseling agencies.
- Secure financing through a lender acceptable to the BHA.
- Be able to make the monthly payment of the family's portion of the mortgage payment.
- Sign a release allowing the BHA to exchange information with the lender and the lender with the BHA.
- Provide a down payment of at least three percent (3%) of the purchase price.

- Enter into a “Purchase and Sale Agreement” for a home within 180 days of receiving a homeownership voucher, provided the financing commitment has not expired prior to that date.

- Sign an acknowledgment form that the family becomes obligated for the whole mortgage payment in the event of termination of assistance.

- Agree that the family may not enter into an agreement to sell or refinance the home unless the BHA has first approved the sale or the refinance.

- Sign an acknowledgment form that the family will continue to comply with the appropriate provisions of the HUD Section 8 Rental Assistance regulations, family obligations and the BHA’s Section 8 rental assistance and homeownership administrative plans.

- Agree to maintain the condition of the home so as to comply with HUD Housing Quality Standards (HQS) (although the BHA will not inspect the home annually for HQS compliance).

12. BHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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)?

If yes, what was the date that agreement was signed?

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)	**Esti-mated 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)**
Public Housing Drug Elimination Program	11,715	Open to all applicants	Development Office	Public Housing
Resident Initiatives Grant Program	3,200	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	105	Waiting list	Justice Resource Institute (16) Vinfen (20) Latino Health Institute (16) Elders Living at Home (28) Friends of Shattuck (17) Ethos (8)	Public Housing
Community Entrepreneur Program (ROSS-funded)	40	Specific criteria	Development Office	Public Housing
Hope VI Resident Services Program	1,147	Recruited on site; wait list if necessary	Mission Main Services Director, Orchard Park Project Director; Maverick development office	Public Housing
Skinner Litigation**	400	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 Section 8 participants	PHA Main Office	Section 8
HOPE I Resident Services Program	240	Specific Criteria	Bromley Park, Heath Street and Beech Street	Public Housing
Resident Employment Program	67	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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation

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	83	235

(As of 10/1/02)

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

Note: See Attachment Q for a summary of the BHA's strategy for Implementation of Public Housing Resident Community Service Requirements.

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 sub-component 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:

☒ 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
   7. Expanded bicycle and motorcycle patrol

2. 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)

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 2002 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment.

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

Boston Housing Authority
Summary of the Elderly/Disabled Pet Policy and the Family Pet Policy

In compliance with HUD requirements, the Boston Housing Authority has adopted pet policies and rules for all developments authorizing the keeping of pets in BHA developments. The primary purpose of the rules is to establish reasonable requirements for the keeping of common household pets in order to provide a safe and sanitary environment. The complete BHA Family Pet Policy and BHA Elderly/Disabled Pet Policy and necessary forms are available at your Manager's office. The Elderly/Disabled Pet Policy was adopted and put into effect in October, 2000 and differs in some respects from the Family Pet Policy. The Family Pet Policy was adopted and put in effect in April, 2002. The following is only a summary of the Pet policies. The complete Elderly/Disabled Pet Policy and Family Pet Policy are supporting documents to the Agency Plan. If you have questions please consult the appropriate policy or ask your Manager.

Definitions of Pet and Assistive Animal:
A pet is defined as a domesticated animal of a species that is commonly kept as a household pet in the community, such as a cat, dog, or canary. A monkey, snake, or spider is an example of an animal that is not commonly kept as a household pet in the community. An assistive animal provides assistance to a person with disabilities that is needed as a reasonable accommodation. Under 24CRF 960.705, this policy does not apply to assistive animals that reside in public housing or that visit BHA properties.

Types and Number of Pets Allowed:
Family Developments, a maximum of two pets: a cat or a dog, and either a caged bird or birds, or a fish tank not to exceed 20 gallons will be allowed in studio, one- and two-bedroom apartments. However, in place of the fish tank or the birdcage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets, or gerbils may be kept. A maximum of three pets: a cat or a dog, a caged bird or birds, and a maximum 20-gallon fish tank will be allowed in apartments of three bedrooms or more. Again, in place of the fish tank or the bird cage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets or gerbils may be kept. A reasonable number of fish or other animals appropriately kept in an aquarium (such as a frog or iguana) will be permitted in a maximum 20-gallon fish tank. A reasonable number shall be the number of animals or fish that may be kept in a similarly sized cage or tank as recommended by a veterinarian.

Elderly/Disabled Developments, a maximum of one cat or dog is allowed per apartment. No elderly/disabled resident shall have more than two birds. No resident shall have more than one aquarium, which shall not have a capacity of more than 20 gallons. A reasonable number of fish or animals suitable for keeping in an aquarium will be permitted. A resident may have a birdcage and an aquarium. Any resident who has a dog or a cat may, in addition, have either an aquarium or a bird but not both. For example you may have a poodle and a canary or a Siamese cat and a canary or a poodle and an aquarium.

Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited, including Doberman Pinschers, Pit Bulls and Rottweilers as well as any mixed breed dog with identifiable characteristics specific to one of the prohibited breeds.

Family Developments, no pet will be permitted which is expected to exceed 50 pounds in weight at maturity.

Elderly/Disabled, no pet may exceed 40 pounds in weight or 20 inches in height at maturity.

All dogs and cats over the age of 6 months must be spayed or neutered unless there is certification from a licensed veterinarian that the performance of the procedure will compromise the health of the pet.

Pet Ownership Rules:
A tenant who wishes to add any new pet must apply in writing at their development management office. The Tenant is responsible for proper care, vaccinations, and clean up after their pet anywhere on BHA property, as well as the provision of identifying tags for dogs and cats. No pet is to remain unattended, without proper care for more than 24 hours. The tenant is responsible and must pay for the cost of all materials and labor required to repair any damage caused by the pet. The tenant is responsible for insuring that the rights of other tenants are not infringed upon with regard to health, safety, or peace and quiet enjoyment. The Tenant will allow the BHA to inspect their unit as required to ascertain compliance with this policy. Pets currently being kept by BHA residents that have been properly identified to site management will be grandfathered into this policy. No pet ownership fee will be charged for these pets but owners must prospectively comply with this policy.

Non-Compliance:
Violations of these rules will be considered a violation of a material term of the lease. The development manager may require the removal of a pet upon violation of these rules, or commence eviction procedures. All lease enforcement and eviction actions taken as a result of this policy will comply with the BHA's Lease and Grievance Procedures.

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? 1(one)
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?

The BHA is working on a new Asset Management strategy through its Information Technology needs assessment. The new system will allow for viewing of integrated capital, operations, and finance data site by site that is currently available only through tedious manual compilation.

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:

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

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? (The BHA received comments from the RAB as well as the general resident and advocate community.)

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

☒ Attached (File name): ma002m01

☐ Provided below:

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

☐ Considered comments but determined that no changes were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments

List changes below:

The Resident Advisory Board contributed to the development of this Plan in several ways. Throughout the year, the BHA and the RAB met regularly to review and discuss each component of the Plan as well as attached and supporting documentation. In response to comments received on the draft Plan, the BHA undertook the following changes. The BHA clarified that the Housing Needs of Families on the Waiting List for Public Housing in Section 1 does not include data on Hope VI sites. The BHA added the Section 8 Housing Choice Voucher Program Priority 1 Information Sheet to clarify the check boxes in Section 3 on Eligibility, Selection, and Admissions. Also in Section 3, the BHA included the Designated Housing Preference under Other Preferences. In Section 7 Capital Improvement Needs, the BHA checked a box that activities pursuant to an approved Revitalization Plan are underway at Orchard Park. The BHA updated the RAB member's list. In the Five-Year Progress Report, the BHA added language that the request for reasonable accommodation exception payment standards for a person with a disability is up to and above 120% of FMR. The BHA clarified that there is no additional source of funds for the Security Deposit Loan Program for Section 8 participants. The BHA added a description of the beginning of the Public Safety Committee.

For a complete list of the extensive comments received from the Resident Advisory Board and the general public, please see the table of contents for the attached file.

☐ Other: (list below)

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/ 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 tenant-based 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; statements in regular type are taken from the Consolidated Plan, while bold type statements are updates from the BHA)

- <u>Preservation of Existing Public Housing and Privately-Owned Assisted Housing Stock</u>: 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 CFP 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 Family Self-Sufficiency program provides housing counseling services to program participants. 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 has implemented a Section 8 Homeownership Program as described herein on 06/10/02. This program will allow an eligible FSS family who is a 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 45 units of supportive housing programs for the formerly homeless at six Elderly/Disabled sites. The Section 8 Program administers the Mainstream Housing Program, which provides 200 Section 8 subsidies to homeless, disabled individuals and the Designated Housing Program. The BHA also plans to create long-term affordable housing by committing 400 Section 8 subsidies to project-based assistance.

- 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 non-profit providers, Vinfen, Justice Resource Institute and Latino Health Institute, who serve persons with AIDS or HIV to provide 35 units of supportive housing at three Elderly/Disabled sites. In addition, through the Moderate Rehabilitation Program and the Project Based Certificate program, the Leased Housing Division administers 26 single room occupancy (SROs) sites for persons with disabilities, including 2 sites for persons living with HIV/AIDS, throughout the city. The Leased Housing Division administers 20 subsidies for persons with AIDS via the Massachusetts Rental Voucher Program. The BHA is also exploring a supported housing program with the department of Neighborhood Development and the AIDS Action Committee.**
- 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 many Elderly/Disabled developments 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 currently researching funding sources and preparing to seek proposals to establish an Assisted Living Program for the frail elderly who can no longer live independently but do not require the services of a nursing home. It would be a natural extension of the housing services that we currently supply affording an opportunity for our residents to age in place.**

- Physically Disabled: As evidenced in the inventory of BHA, HUD, & MHFA housing, there are a substantial number of accessible units for physically disabled persons. **Comprehensive modernization of six developments as well as improvements at three additional developments have increased the supply of accessible units to partially address the demands of the current city-wide BHA waiting list. In addition, program spaces and management offices at many 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. Additionally, the BHA has been working to accommodate residents and applicants by installing required features such as grab bars, door handles, and hand held showers in apartments as needed. All capital construction projects continue to adhere to both federal and state code requirements for handicap accessibility. A 504 compliance study begun in December 2000 has led to a recently-signed Voluntary Compliance Agreement (VCA) between HUD and the BHA. The BHA has agreed to increase the percentage of UFAS accessible units from 2.3% of its portfolio to 5%, to make additional related physical improvements to site and common areas, and to address certain programmatic needs of both residents and applicants. The terms of the VCA are expected to be completed by December 2005.**

  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. The BHA also administers up to 200 Section 8 vouchers under a Designated Housing Program 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 Services Department and the Elderly/Disabled Resident Services Program the BHA offers a broad range of services for adults, families and seniors. In addition, the Community Service Department is working with LTO's to each sign a Memorandum of Understanding regarding the $25/unit Resident Participation funds and to develop a plan for the use of the funds.**
- 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 works closely with BPD to provide above baseline services utilizing the community-policing model. Effective January 1, 2003 the BHA will lose the services of the Municipal Police. The BHA is committed to continuing to pursue funding opportunities for this program given the elimination of HUD's PHDEP program.**

- 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 Healthy Homes Initiative, the BHA is participating and helping to sponsor a three-year study of the impact of housing quality upon asthma incidence and prevalence among residents.**
- 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 Services Department continues to offer programs and to develop initiatives to assist residents in their efforts to achieve self-sufficiency. 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.**

4. 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."
- 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.

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. The BHA will consider the following actions to be significant amendments or modifications:

- Significant 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) over $1 million or 10% of total CFP, whichever is less or change in use of replacement reserve funds under the Capital Fund;
- Any substantive 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.

Attachments

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

Boston Housing Authority
DECONCENTRATION POLICY

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. The policy is located in the Admissions and Continued Occupancy Policy which stands as a supporting document to this Agency Plan.

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. Due to the HUD clarification on deconcentration, the BHA will not be moving lower income families into higher income developments that are below 30% of the area median income as that would not result in income deconcentration as contemplated by the statute.

Based upon this analysis, the BHA will review any discrepancies and the factors that might have contributed to the discrepancies and how those factors might be mitigated within the next Annual Plan period. Our policy requires that if we are unable to justify the discrepancy that we will engage in one or more of the following strategies.

- Establish an income Preference in order to reach Applicant Households with lower or higher incomes as appropriate.
- Initiate affirmative marketing strategies to all eligible income groups.
- Provide additional applicant consultation and information.
- Provide additional supportive services and amenities.
- Provide rent incentives authorized by Quality Housing and Work Responsibility Act of 1998 ("QHWRA").
- Targeting investment and capital improvements towards a development(s) below 85% of the Authority-wide average income.

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.

Boston Housing Authority

IMPLEMENTATION OF PUBLIC HOUSING COMMUNITY SERVICE REQUIREMENTS

In compliance with the Quality Housing and Work Responsibility Act of 1998, the Boston Housing Authority has developed a policy to implement the resident community service requirement. **Please note, the following policy pertains only to residents of HOPE VI sites.** This policy describes the way the BHA will implement the community service requirement and includes the following provisions:

- Definitions of community service and economic self-sufficiency
- How residents will be notified
- Definitions of exemptions from participation
- How the exemptions will be verified, both at the beginning of the program and as a ongoing part of program administration
- How compliance will be determined
- How non-compliance will be treated
- BHA's cooperation with other organizations.

BHA's residential lease has been modified to include the community service requirement and a community service policy has been approved as part of the 2001 Annual BHA Plan. All residents will be sent an information sheet advising them of the community service requirement. This sheet will provide a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

Residents will become subject to the requirement at the time of their first annual recertification and lease renewal after final adoption of the policy. Another notification describing the requirement will be sent at least ninety days before this annual recertification, so that residents will be reminded of the requirement and informed what documentation may be used to establish an exemption.

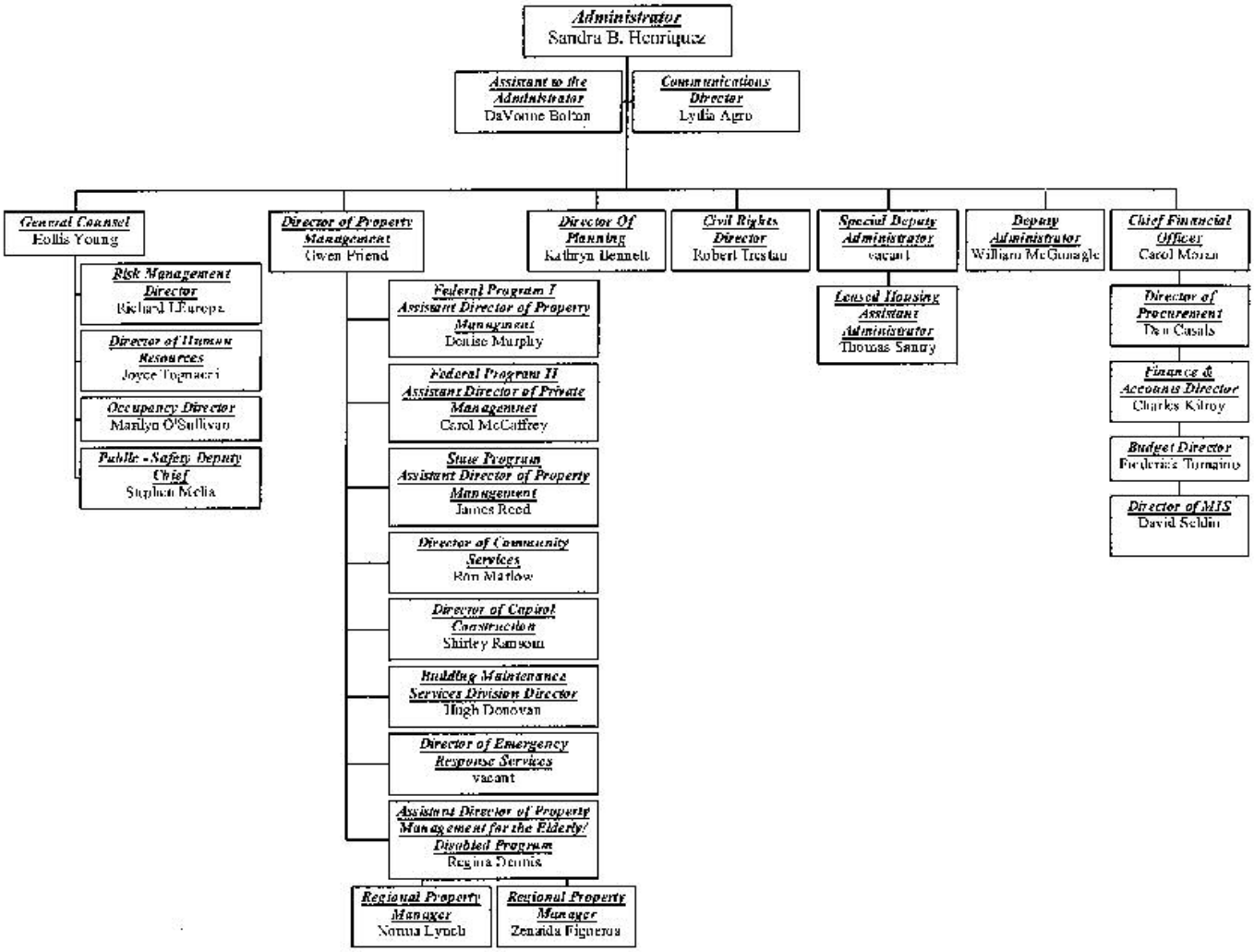
Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be re-verified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional year to make up the required service. If the non-compliant resident does not do so or leave the unit, lease termination proceedings will commence.

BHA intends to implement the policy using the range of alternatives described in the regulations. The authority will directly administer some activities and make others available through contractors or partners.

The policy includes a description of qualifying work and self-sufficiency activities. These activities include: unsubsidized employment, subsidized private or public sector employment, on the job training, job search and job readiness assistance, vocational educational training, job skills training, education directly related to employment, attendance at a secondary school or GED program or provision of child care services to an individual participating in a community service program.

Rev. 10/02

Boston Housing Authority
Organizational Chart



Boston Housing Authority

RASS SURVEY RESPONSE

A new RASS survey was completed during the summer of 2001. The BHA received results at the end of November.

The BHA met the threshold for resident satisfaction in two areas – Maintenance (81%) and Services (88%) but did not meet it for Communications (71%), Neighborhood Appearance (62%) or Safety (65%). Scores in these areas were essentially the same as last year.

In accordance with HUD regulations, Improvement Plans are required for each area that did not meet the resident satisfaction threshold of 75%. The survey of resident satisfaction, performed by HUD, was sent to 2102 households and returned by 730, a response rate of 35%. This document is prepared in response to the requirement of an improvement plan and is based on HUD recommendations for improving resident satisfaction, or perception of satisfaction, as detailed on the HUD REAC web pages.

BHA's scores fall slightly below the national average although it is interesting to note that in both the areas of Communications and Safety the national average score is at or below the HUD established resident satisfaction threshold. The national average Communication score was 75% while the national average for safety was 74%. HUD has set the threshold for creating improvement plans at the 75% satisfaction level.

COMMUNICATION

Average scores in this section ranged from a low of 71.6% to a high of 77.9%. Scores were higher this year for each question asked. These questions were the same as last year.

Do you think management provides you information about:		
Maintenance and repair?	76.4%	+4.5%
The Rules of your lease?	77.9%	+4.0%
Meetings and events	76.4%	+8.2%
Do you think management is:		
Responsive to your questions and Concerns?	71.6%	+3.4%
Courteous and professional with you?	76.0%	+0.4%
Supportive of your resident/tenant organization?	73.2%	+2.3%

HUD recommends that in order to improve communication, PHAs take a number of steps. Because we do all of the items that HUD recommends, we believe that the improvements needed may be more in the way of style than quantity – we communicate early and often with our residents. Resident satisfaction with BHA's communication has improved in the last year so we will continue to focus on those strategies that have been successful. We have noted below HUD's suggestions and our responses to each:

- Meet with tenant organizations, RAB, and/or individual tenants to obtain their concerns about communication.

  - The BHA meets regularly with RAB and resident organizations and a major subject has been how we communicate with residents. As a result, we have been more careful to use translators and to translate written material into as many languages as practical and as needed for various topics. We also work now with the RAB on actual development of flyers and other informational tools for residents and obtain their input prior to actual publication of certain items.

- Train PHA staff to effectively and politely communicate with residents

  - This has been the subject of training and based on the scores above, are doing fairly well. The issue of "Customer Service" is regularly reiterated by upper management and by managers to their staffs.

- Ensure there are adequate internal PHA communications

  - Over the past year the BHA has developed two new internal publications: A weekly bulletin which is e-mailed to all staff who have computers (and from there printed out and distributed to staff who do not have computers) and a bi-monthly 8 page newsletter which is distributed with payroll to all staff and is left in management offices for residents to pick up. Additionally the BHA Intranet site has been established as a place where staff can access all policies and procedures.

- Make sure that there are written policies and procedures, that residents have copies of them and that they have input and are in agreement with them.

  - The BHA has extensive tenant participation processes which involve the RAB, local tenant councils at all developments, as well as notification to all residents whenever a new policy is under consideration. Tenant councils are invited to comment on all new policies or procedures that affect tenants while the documents are still in draft. Notice of new policies and the date of any public hearing are sent to all residents. While this does not insure that all tenants will agree with all policies, as a general matter Tenant Councils are well informed. We have also developed an extensive Bulletin Board procedure to insure that policies are immediately available to managers, who can copy them out for residents, on a regular basis.

- Have frequent resident meetings, inviting the resident to help set your agenda.

  - The BHA manages multiple developments and the success of community meetings at the various developments varies tremendously on a site by site basis. However, almost all community meetings are jointly sponsored by the Tenant Council and the manager, with the agenda set up jointly. In addition, managers meet regularly – usually on a monthly

basis and more frequently as needed – with the elected Tenant Councils. Where this is not working well, managers are working to establish better communications.

In addition in the past year the Administrator has met with all Family and Elderly LTO's in an open forum to allow residents to express their concerns and wishes for improvement. The results of these meeting were recorded and distributed to staff so any problems could be addressed. Since most of these meetings took place after the last survey was administered we expect that results of this will be demonstrated in the future.

► Try to communicate with residents in their spoken language, if they do not understand English.

- Translation into Spanish, and other languages as needed, is a regular component of public meetings. Translators in half a dozen languages are available at all public hearings. In addition, as noted above, we translate important documents into as many other languages as needed. For instance, the lease is available in six languages (posted on the network and available to all managers). Civil rights and reasonable accommodation brochures are also available in several languages. We will continue with this policy, adding new languages as needed to address various immigrant groups.

► Identify an effective method of communicating with residents such as flyers sent with rent bill, flyers/letters placed in all mailboxes or a community bulletin board.

- We use all of these methods and more to communicate. We may slip flyers under doors in an emergency or for other reasons, we post notice in hallways, rent bills are always used as a means of transmitting information, we sometimes do special mailings, and we are currently developing an internet site. In fact, we are concerned that in the past we have sent too many notices, especially as we implemented the myriad of new requirements from HUD. We sent notices with rent bills in just about every rent bill sent during 2000 and many were sent in 2001. Part of the problem, we believe, is that there are so many notices going out that tenants are confused because it is difficult to put so much information in context.

► Assist and encourage residents to be part of the solution, to join or develop committees/organizations that can help improve the community.

- This is a regular facet of our tenant participation policy.

► Notify residents of improvements being made to the development. The possibility of positive change can be an incentive for residents to be involved in their development and maintain their own unit better.

- Tenant councils are actively involved in planning all capital and other improvements. Residents are generally notified as plans become firmer and are approaching the start up of construction. Resident Task forces also participate in architect selection and design

consultations on major projects. This year unfortunately the subject of the resident meeting is the delay of most capital projects to allow for HUD-mandated 504 construction.

► In addition to these HUD suggestions, the BHA will continue to:

- Conduct thorough orientations with new residents;
- Use development-based newsletters as much as possible;
- Continue its work of supporting and assisting the development of active and stable tenant organizations at all developments.

SAFETY

On safety, the BHA received a rating of 65%; this is 1% lower than the last survey. We do not know how this would compare to the City of Boston as a whole, as this survey does not include this comparison however some types of crime have increased over the past year in the city as a whole and this undoubtedly has had an impact on this survey. Since surveys about safety measure perceptions rather than reality it is impossible for respondents to separate their feelings about safety in their development from their feelings of safety in their neighborhood as a whole.

As we read the survey results, the percentages given below translate into positive assessments – for instance, in answer to the question, "How safe do you feel in your building?" we are provided with a score of 70.2% an increase of nearly 1% over last year and which we understand to mean that over 70% of the residents feel safe. The scores range from a very low of 45.8% to a high of 91.9% in response to seven scored questions:

How safe to you feel

In your unit/home?	74.8%	+0.3%
In your building?	70.2%	+0.8%
In your parking area?	Not scored	

Do you think any of the following contribute to crime in your development? (in this area we interpret a decrease to be good)

Bad lighting	75.1%	-2.1%
Broken locks	77.9%	+8.0%
Location of housing development	Not scored	
Police do not respond	Not scored	
Resident screening	76.3%	Not scored
Vacant units	91.9%	Not scored

Are you aware of any crime prevention programs available to residents (for example Neighborhood Watch, Block Watch or Street Patrol)?

45.8% +11.7%

HUD has made numerous suggestions for improving safety, which are not all listed below. Most are already in place at the BHA, such as providing space for police/community meetings, providing youth programs, provision of playgrounds and basketball courts, and procedures for tracking crime. The BHA's Public Safety Department is one of a very small number of fully accredited housing authority police forces in the country.

The BHA does agree that the following areas need to be strengthened. While much of this work is in progress, it is done with varying levels of success and needs to be institutionalized and reinforced at many developments:

- Lighting needs to be upgraded and/or more regularly maintained especially in certain developments. Capital plans for upgrading may be delayed for 504 construction.
- Door locking systems need to be in place and working consistently, including a program for hallway by hallway organizing to keep them locked during evening and night hours. Hallway meeting have been going on in the past year and in support of this effort the BHA will be emphasizing resident responsibility.
- Consistent lease enforcement around all infractions, including minor infractions to re-establish a sense of discipline at some developments as needed The now completed resident responsibility procedures will assist managers in this effort.
- Establishment of better ties with some police sub-stations to insure their regular presence at Community/Police meetings, in cooperation with the BHA Police force
- Where appropriate, work with residents to create Neighborhood Watch Programs in cooperation with the BHA and Boston Police Departments. It is especially important that residents understand that the best source of security is from among themselves, with appropriate Police and Management support. We are especially proud of the 11% increase in the number of residents who are aware of these programs.

HOUSING DEVELOPMENT APPEARANCE

The BHA received an overall score of 62% in this category a 5% decrease from the last survey. This ranking is as a result of responses to 11 questions:

How satisfied are you with the upkeep of the following areas in your development:

Common Areas (for example, stairways, walkways, hallways etc):	64.7%	+8.1%
Exterior of buildings	70.3	+6.6%
Parking Areas	63.5%	+2.5%
Recreation Areas (for example, playgrounds and other outside facilities)	67.0%	+7.3%

How often, if at all, are the following a problem in your development:

Abandoned cars	89.9%	+1.5%
Broken glass	83.7%	+10.5%

Graffiti	81.6%	+4.4%
Noise	65.4%	+3.2%
Rodents and insects (indoors)	68.6%	-5.6%
Trash/litter	71.1%	+5.0%
Vacant Units	85.6%	+8.3%

Again, we interpret the ratings in the second set of questions above to be essentially positive – so that only 11.4% of residents, for instance, felt that abandoned cars were a problem, and 88.6% did not. We are also perplexed that although nearly all average scores are higher than in the last survey, the section score is five points lower. HUD's explanation was that the Section score reflects development score, while the average score merely averages all scores. We hope that this methodology will be improved next year so that the results are more useful to PHAs.

HUD makes a number of suggestions for improving the appearance of developments, most of them – such as removing graffiti within 24 hours, exterminating pests regularly, etc – fairly self-evident and done by the BHA. It is important to note that many of the BHA's problems require extensive capital funding to correct – removal of asphalt, new plantings, new sidewalks and the like. However, the BHA feels it can continue to improve development appearance within its operating budget as well and has the following improvement goals:

- Improved landscaping efforts, using a regular system of annual planting, cleaning, edging, mowing, fertilizing and other work. The Authority uses a combination of outside contractors and in-house grounds crews and will continue to do so. Its landscaping coordinator will continue to work with development managers and maintenance staff on this work. This will not, however, solve capital needs problems with sidewalks, parking areas, play areas and the like.

- Improved hallway cleanliness through a combination of reorganizing the workloads and methods of on-site laborer staff and working with residents to keep doors locked and otherwise monitor the cleanliness of hallways. Regular supervisory inspections will supplement this effort. Resident responsibility efforts will also improve our ability to keep hallways clean.

- Regular extermination as part of Integrated Pest Management Programs, which includes cleaning and maintaining basements, resident education, and working with individual residents when needed to improve cleanliness of apartments. This summer the BHA instituted a comprehensive Pest Wars program that is designed to work with both resident and staff to eliminate pests from BHA developments.

- Continue the program of immediate removal of graffiti (a recent consultant's report issued to HUD indicates that the Boston Housing Authority's level of graffiti problems is low, and consists mainly of "kid's stuff" rather than offensive or gang related graffiti).

- Continued work to eliminate litter as a problem, including reviewing trash removal methods (the BHA relies primarily on dumpsters) to determine the best ways of reducing on-going trash problems. We will also consider a community education program, involving development children, as part of this process. BHA has undertaken a study of trash removal methods and its findings will be implemented soon.

Boston Housing Authority

Vacancy Reduction Strategy

Vacancy Reduction has been a major goal at the Boston Housing Authority in recent years, with an intensive emphasis since July, 2000 when Mayor Menino and the BHA jointly unveiled a 3-year plan to bring all of the BHA's long-term vacant units back on-line. The key issue with these units has been the chronic lack of state and federal funding needed to reclaim them. In order to solve the problem, the City of Boston has pledged significant funding –over $8 million—to re-occupy hard-core vacant units by June, 2003. Both the BHA Operations and Capital divisions have dedicated significant staff time and funding resources toward this effort. The Agency's Vacancy Rehab Committees meets monthly to review progress and address barriers as they arise.

By the end of the second year of the program, the BHA has already re-occupied or initiated rehab on 689 units, approximately 69% of its 3-year goal. The BHA's current vacancy rate is 2% for both elderly/disabled and family without these long-term vacants, and 5.3% overall, including long-term vacants.

Below is a summary of the units and the status of remaining vacancies for each site. **Total Available Vacant Units** refers to the snapshot of the number of vacant units as of June 30, 2000. **BHA Completed Units** refers to the number of units that were vacant that have been re-occupied or initiated rehab as of September 24, 2002. **Balance** refers to the remaining number of units that the BHA needs to rehab or that need to be re-occupied.

Development Name	Total Available Vacant Units	BHA Completed Units	Balance
Alice Taylor	2	2	0
Ames Street (FFE)	17	17	0
Amory	5	5	0
Annapolis	1	1	0
Archdale	7	7	0
Ashmont	1	1	0
Beech Street	14	8	-6
Bellflower	4	4	0
Bickford Street	56	0	-56
Bromley Park	84	69	-15
Camden	1	1	0

Development Name	Total Available Vacant Units	BHA Completed Units	Balance
Cathedral	180	136	-44
Charlestown	36	36	0
Codman	2	2	0
Commonwealth	12	12	0
Condos	4	0	-4
Davidson	1	1	0
Eva White	4	4	0
Fairmont	2	2	0
Faneuil	4	4	0
Foley	2	2	0
Franklin Field	5	5	0
Franklin Hill	13	13	0
Frederick Douglas	1	1	0
Gallivan	7	7	0
General Warren	2	2	0
Groveland	5	5	0
Hampton House	2	1	-1
Hassan	1	1	0
Heath	69	24	-45
Heritage	8	8	0
Highland Park	1	1	0
Holgate	1	1	0
Lenox	6	6	0
Lower Mills	9	9	0
Malone	4	3	-1
Maverick	16	16	0
McCormack	71	71	0
Mission Hill	86	86	0

Development Name	Total Available Vacant Units	BHA Completed Units	Balance
Msgr. Powers	1	1	0
Old Colony	30	30	0
Orient Heights	43	43	0
Pasciucco	3	2	-1
Patricia White	2	2	0
Peabody	1	1	0
Rockland	2	2	0
Roslyn	1	1	0
Rutland/E.Springfield	0	0	0
South Street	1	1	0
Spring Street	2	2	0
St. Botolph	4	4	0
Torre Unidad	3	3	0
Walnut Park	4	3	-1
Wash Manor	4	4	0
West 9th	3	3	0
West Broadway	138	5	-133
West Concord	0	0	0
West Newton	6	6	0
Whittier	2	2	0
GRAND-TOTALS	**996**	**689**	**-307**

Boston Housing Authority

Section 8 Housing Choice Voucher Program Homeownership Capacity Statement

As provided under the final rule for the Section 8 Homeownership Program published September 12, 2000, the Boston Housing Authority is permitted to administer a voucher homeownership program as provided in section 8(y) of the U. S. housing act of 1937. The Boston Housing Authority is administering such a homeownership program.

The Boston Housing Authority through this statement will demonstrate its capacity to administer the program by satisfying criteria 4(b) on page 7 of PIH Notice 2000-43 "PHA Plan Guidance; Streamlining of Small PHA Plans; Extension of Notices PIH 99-33(HA) and PIH 99-51 (HA).

The Boston Housing Authority under its Section 8 Homeownership program will require that program participants obtain financing which shall comply with underwriting standards in conformity with the secondary market or generally accepted private underwriting standards. Participants shall be permitted to obtain a loan that includes government sponsored mortgage insurance, including but not limited to the Federal Housing Administration and the Veterans Administration. Participants will be required to tender a minimum homeowner downpayment of at least 3% of the purchase price; at least 1% of the purchase price will be required to come from the family's personal resources. Should the family seek to tender a down payment which is not congruent with the downpayment requirements stated above, said family shall apply to the BHA for a wavier of the within requirement. The BHA shall review and render a decision on said nonconforming financing proposal within a reasonable time.

Participants are herein permitted to obtain financing to be secured by a mortgage or mortgages subordinate to the first mortgage, as is typical for the purchase of homes by first time home buyers in the Commonwealth, provided said junior mortgage or mortgages comply with generally accepted borrowing practice in the Commonwealth.

Boston Housing Authority

RESIDENT ADVISORY BOARD MEMBERS

Elected May 2001

Mr.	Philip	Askew	Section 8
Ms.	Barbara	Bowie	West Newton Street
Ms.	Edna	Bynoe	Orchard Gardens
Mr.	Aramis	Camps	JJ Carroll
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Ms.	Dolly	Battle	Whittier St.
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Ms.	Rene	Franks	Section 8
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Boston Housing Authority
Section 8 Project Based Voucher Program
Agency Plan Attachment

Background

As a result of the Fiscal Year 2001 HUD Appropriations Act, new regulations were issued incorporating the Project Based Assistance requirements into the merged voucher program. These new regulations were published in the Federal Register on January 16, 2001 and allow the BHA to enter into a housing assistance payments (HAP) contract to provide project-based assistance only if the HAP contract is consistent with the PHA Plan (see 42 U.S.C. 1437c-1, implemented at 24 CFR part 903.) HUD defines "consistency with the PHA Plan" as a demonstration by the PHA that circumstances exist that indicate that project basing of the units, rather than tenant-basing of the same subsidy assistance is an appropriate option.

PHA Plan

HUD's initial guidance published 1-16-01 specifies that PHAs that wish to use the project-based voucher options must attach a statement to the PHA Plan template. 66 Fed. Reg. 3608.

- ❑ **The statement must include the projected number of project-based units and general locations, and**
- ❑ **how project basing would be consistent with the PHA plan.**

The BHA has determined on the basis of established criteria that this attachment does not rise to the level of being a "significant amendment or modification" as the BHA has had a Section 8 Project Based Certificate program since 1990. Through its review of the plan, HUD may determine whether the proposed location of project based units complies with the goal of deconcentration of poverty thereby expanding housing opportunities and affirmatively furthering fair housing.

The Projected Number of Project Based Units

As previously stated the BHA has had a Project Based Certificate program in operation since 1990 with 134 units distributed among 8 projects. Under the new regulations, the BHA has the option to convert up to 20% of our tenant based voucher allocation to project based assistance. With the BHA's present portfolio size of 10,750 tenant based units, 20% would equate to 2,150 units. The BHA intends to work incrementally towards the goal of converting 20% of our tenant based voucher allocation to Section 8 project based voucher assistance over the forthcoming years.

Prior to the new law being enacted, the BHA requested and was approved by HUD to convert 200 units to project based assistance. The BHA in partnership with the City of Boston's Department of Neighborhood Development, issued an RFP making available 200 units of project based assistance. Also prior to the new law, in December of 2000 the BHA requested authorization to project base an additional 200 units (400 total). As permitted under the new law,

the BHA will also evaluate proposals from owner who seek PBA assistance for "existing units" where less than $1,000 of work is needed to meet inspection standards.

General Locations of Projects

The BHA may project base vouchers only if the contract is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities. Projects may not be sited in areas where the census data reflects a poverty rate of less than 20% unless there is evidence that the project will further deconcentration goals. HUD must approve exceptions to this requirement.

To date the BHA has conditionally committed its support to the following projects, which are pending waiver approval from HUD:

FY 2003: **Section 8 Project Based Assistance Requests-**				
		# of	**# of**	**Poverty Wvr**
Project Name	**Developer**	**Units**	**PBA Units**	**Needed**
279 Eustis Street, Roxbury	Casa Esperanza	6	6	Yes
131 Ziegler Street, Roxbury	Pine Street	8	8	Yes
Talbot Bernard, Talbot Ave Dorchester	Codman Square CDC	44	13	Yes
Dartmouth Hotel, Warren Ave Roxbury	Nuestra Communidad	65	30	Yes
Mishawum Assisted Living, Charlestown	EA Fish	102	30	No
Egleston Crossing, Roxbury, JP	Urban Edge	60	15	Yes
Trinity Terrace,	Trinity Financial	52	16	Yes
33 Everett Street, Allston	Allston Brighton CDC	50	13	Yes
516 Warren Street, Roxbury	VBCDC	8	8	Yes
Westland Avenue, # 65, Fenway	Fenway CDC	96	19	Yes
The Metropolitan, Chinatown	EA Fish	133	13	Yes
459 Park Drive, (exist) Fenway	BAC-YOU	22	10	Yes
277 Marlborough Street/exist/BBay	BAC-YOU	15	12	No
89-95 Amory Street, JP	Housing Investments/UE	65	16	Yes
Columbia (398) West Apts, Dorch.	New Communities/New Atlantic	46	10	Yes

Morville House, Fenway	Episcopal City Mission	179	33	Yes
2055 Columbus Ave., JP	Forward, Inc., Rogerson Comm.	44	8	Yes
Roxbury Housing (44 Francis St.)MH	Roxbury Tenants of Harvard	19	5	Yes
Bowdoin Manor /exist/PBA/BHill	Commonwealth Land Trust	120	72	No
Mount Vernon Housing /PBA/Dorch	Corcoran Jennison	336	8	Yes
Liberty Place /PBA/Chinatown	Charles E. Smith Residential	419	10	Yes
Total Number of Units:	excluding existing & non-subsidized construction Bowdoin Manor, Mount Vernon Housing, and Liberty Place	**1014**		
Total Number of PBA Units:			**355**	
Total Number of PBA Units seeking Waivers:			**325**	

Section 8 Project Based Assistance Requests- From FY 2002				
		# of	**# of**	**Poverty Wvr**
Project Name	**Developer**	**Units**	**PBA Units**	**Needed**
34 Algonquin St., Dorchester	Pine Street Inn	9	8	Yes
Harvard St. (Boston State Hospital Site) Mattapan	Cruz Management	45	20	Yes
Eustis St., Roxbury (Casa Familias)	Casa Esperanza, Inc.	11	11	Yes
136-140 Pleasant Street, Dorchester	Pine Street Inn	6	6	No
Uphams Corner Market, Columbia Road, Dorchester	New Atlantic Development/New Communities/CEEH	45	14	Yes
12-14 Wise St., Jamaica Plain	Friends of the Long Island Shelter	6	6	Yes
25 Ruggles Street, Roxbury	CEEH/New Atlantic	43	43	Yes
Harvard Street, Dorchester (Hope Street)	Boston Aging Concerns	41	40	Yes
Heath St., Jamaica Plain (Community Housing Initiative	Jamaica Plain NDC	34	11	Yes
Dunmore St., Roxbury (Dunmore Place)	Casa Esperanza	7	7	Yes
Dacia Street, Dorchester	Nuestra Development	15	8	Yes

(Howard Dacia Coop. Hsg.)				
Washington St., South End (Rollins Square)	Boston Archdiocese	184	37	Yes
Allston St., Brighton (St. John of God)	Peabody	126	10	Yes
River Street, Mattapan (The Foley, Vacant Chronic Disease Hospital)		80	40	No
Rockvale Circle, Jamaica Plain		15	15	No
Total Number of Units:		**667**		
Total Number of PBA Units:			**276**	
Total Number of PBA Units seeking Waivers:			**215**	

In those cases where the project is not sited in an area where the poverty rate is less than 20%, the BHA will ensure that the project meets the statutory requirement of deconcentrating poverty. For the projects listed above, significant public and private equity has been invested in community revitalization.

Future Siting of Section 8 Based Voucher Projects: Strategic Investment

The project should have strategic importance for the social or economic well-being of the community. This should be demonstrated both by an analysis of how the proposed project will meet a specific community need as well as by the level of public support for the project. By necessity, this will vary depending on the type of project being proposed. The following guidelines should be considered:

Construction type: new construction projects have the greatest physical impact on the surrounding community, and thus should provide a clear justification for the choice of location and how the project will impact (positively or negatively) the immediate surrounding neighborhood. Adaptive reuse projects should justify the impact of the converted use on the surrounding area. The rehabilitation of vacant/abandoned buildings should explain why the particular building(s) was selected and the impact its restoration will have on nearby properties and the neighborhood. Preservation projects of occupied buildings generally may or may not have any impact on the surrounding neighborhood. Finally, larger projects of any type tend to have greater impacts than smaller projects.

Neighborhood needs: neighborhood needs can be demonstrated in several ways. The most significant method, for example, is when the project is the outcome of a participatory neighborhood planning process that has identified the strategic importance of specific sites and buildings as part of a larger neighborhood development plan. A similar though less formal method is when a building or site has been identified by a community group as very important for redevelopment (e.g. perhaps it is a major eyesore at a key location) Neighborhood needs may also

be supported by data that demonstrate there is a shortage of a particular housing type (e.g. units for single people, large families, etc.).

Citywide needs: if the project is intended to serve more of a citywide housing need -- for example, supportive housing for the disabled, elderly, or homeless -- the applicant should provide information supporting the need for that housing and as well as the choice of location versus other possible locations.

Community support: Ideally, all projects will have already established firm community support. This is not always possible, however. The project should be able to demonstrate local neighborhood support and/or the support of citywide organizations, to the extent the project is serving a broader citywide need. If support has not been established at the time of application, the applicant must submit a plan for further outreach that is appropriate to the type of project being proposed. It is important for projects serving citywide needs to establish meaningful contact with local abutters and neighborhood organizations. It is also important to establish a greater level of support for projects that will have significant physical impacts (e.g. a large new construction project). Final funding commitments will be made only following successful completion of the outreach plan.

How Project Basing is Consistent with the PHA Plan

The BHA has elected to convert tenant based assistance to project based assistance to encourage new construction and rehabilitation and to promote voucher utilization.

Project based housing provides long term assets which are dedicated to housing persons of low income, as well as special needs tenants. These units will not experience fluctuations in availability and price to which the general housing market is subject.

Boston Housing Authority
Voluntary Conversion from Public Housing to Tenant-Based Assistance
Initial Assessment

Please see Component 10(B) of the Annual Plan.

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution ($570) and capital ($207) for a total of $777 PUM. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1154 PUM. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio, with the exception of Maverick which has recently received a HOPE VI grant award, has reached the stage of obsolescence where it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

Furthermore, the Greater Boston housing market has been challenging for voucher holders to successfully utilize their voucher. The success rate for voucher holders has been less than 75% for the past 12 months. In addition, to convert a development to tenant-based assistance would have a deleterious effect on the availability of affordable housing in the City of Boston by creating even more competition for what scarce affordable housing that does exist. Finally, residents strongly oppose any conversion.

The above formula applies to the following developments:

Development Name	Number of Occupied Units
Alice Taylor	363
Bromley Park	508
Cathedral	323
Charlestown	1073
Commonwealth	384
Franklin Field	341
Franklin Hill	360
Heath Street	174
Highland Park	26
Lenox Street	299
Mary Ellen McCormack	1005
Old Colony	823
Rutland Street	13
Washington / Beech	244
West Newton Street	125
Whittier Street	198

Assessment of Site-Based Waiting List Development Demographic Characteristics

The BHA has three Hope VI developments that currently operate site-based wait lists (SBWL): Mission Main, Orchard Commons, and Orchard Gardens. The BHA, as required, has assessed changes in the racial/ethnic tenant composition at each of these developments from the time of the implementation of the site-based wait list to the present. All Hope VI sites utilized their approved affirmative fair marketing plans in creating original waiting lists for their respective developments. The results of their efforts are shown in that the waiting lists are more diverse than the current occupancy. Each site created their wait list through a lottery system applying priority and preferences and sorting each household into appropriate income tiers. As the majority of current residents of these developments are returning BHA residents and the sites have experienced low turnover rates, no significant change due to the affirmative fair marketing efforts have been seen as yet. The subsidized housing waiting lists at the Hope VI sites have been closed since the sites had their initial lottery except for wheelchair accessible units. Below are the charts showing the change in racial/ethnic composition at the three developments with site-based waiting lists.

Mission Main

Race/Ethnicity	June, 1993 Percent	Race/Ethnicity	June, 2002 Percent	Percent Change from 1993 to 2002
Black	38	Black (Not of Hispanic Origin)	41.9	10.3%
Hispanic	58	Hispanic	51.4	-11.4%
Asian	1	Asian or Pacific Islander	2.7	170.0%
White	3	White (Not of Hispanic Origin)	2.7	-10.0%
Native American	0	American Indian or Alaskan Native	.2	0.0%
Other	.1	Unknown/Other	1.1	1000.0%
Total Minority	97	Total Minority	96.2	-.8%

Orchard Commons

Race/Ethnicity	Dec, 1997 Percent	Race/Ethnicity	Sept, 2002 Percent	Percent Change from 1997 to 2002
Afro-American	69.5	Black (Not of Hispanic Origin)	66.2	-4.7%
Hispanic	27.3	Hispanic	33.8	23.8%
Asian	1.4	Asian or Pacific Islander	0	-100.0%
White	1.4	White (Not of Hispanic Origin)	0	-100.0%
Native American	0	American Indian or Alaskan Native	0	0.0%
Other	0	Unknown/Other	0	0.0%
Total Minority	98.2	Total Minority	100	1.8%

Orchard Gardens

Race/Ethnicity	Dec, 1997 Percent	Race/Ethnicity	Aug, 2002 Percent	Percent Change from 1997 to 2002
Afro-American	69.5	Black (Not of Hispanic Origin)	71.9	3.5%
Hispanic	27.3	Hispanic	25.7	-5.9%
Asian	1.4	Asian or Pacific Islander	.9	-35.7%
White	1.4	White (Not of Hispanic Origin)	.6	-57.1%
Native American	0	American Indian or Alaskan Native	0	0.0%
Other	0	Unknown/Other	.9	0.0%
Total Minority	98.2	Total Minority	98.5	.3%

THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM PRIORITY 1 INFORMATION SHEET

(This form is available in an alternative format by calling (617) 988-4368.)

APPLICATIONS THAT ARE RETURNED WITHOUT ALL REQUIRED DOCUMENTATION WILL BE DENIED AND WILL NOT BE PLACED ON THE SECTION 8 PROGRAM WAITING LIST

Disaster: Displacement due to a disaster, such as flood or fire, that results in the uninhabitability of an Applicant's apartment or dwelling unit not due to the fault of the Applicant and/or Household member or beyond the Applicant's control. Verification must include:

- A copy of the incident report from the local Fire Department, **and**
- A copy of his/her lease, or a statement from the property owner, verifying that s/he is/was the tenant of record at the affected address, **and**
- Verification from the Fire Department, the Inspectional Services Department, a municipality's health department or other appropriate agency that the dwelling unit is now uninhabitable, **and**
- The cause of the disaster, if known.

Condemnation: The applicant's housing has been declared unfit for habitation by an agency of government through no fault of the Applicant. Verification requirements are:

- Verification of condemnation from the appropriate unit or agency of government such as the Inspectional Services Department or a municipality's health department certifying that the Applicant has been permanently displaced or will be displaced in the next ninety days, as a result of action by that agency; **and**
- A copy of his/her lease, or a statement from the property owner, verifying that s/he is/was the tenant of record at the affected address.

Court-Ordered/No-Fault Eviction: Eviction pursuant to an Order for Judgment (or Agreement for Judgment) issued by a court because of: landlord action beyond the applicant's ability to control or prevent and which is other than a rent increase, and the action occurred despite the applicant's having met all previously imposed conditions of occupancy. If cause for eviction was for non-payment of rent, then total housing costs must have exceeded 50% of total gross household income (***all*** applicable documents are required):

- A copy of the Notice to Quit issued by the landlord or property manager; **and**
- A copy of the Summons and Complaint available from the court; **and**

- A copy of the Judgment of the Court (Agreement for Judgment, Order for Judgment and Findings of Fact, or Default Judgment); **and**
- If applicable, a copy of the execution issued by the court.
- *If cause for eviction was for non-payment of rent, then applicant must also submit evidence of gross income of all household members at time of eviction and copies of utility bills for all utilities for which applicant pays.*

Domestic Violence: Defined as displacement due to continuing actual or threatened physical violence (including sexual abuse) directed against one or more of the household members by another member of the same household or by a non-household member residing in the housing unit. Verification must include third-party, written verification from the local police department, a social service agency, a court of competent jurisdiction, or a public or private facility that provides shelter, medical care or counseling to the victims of domestic violence. **A short duration restraining order without other documentation is not sufficient.** Such verification will not be considered valid unless it:

- Supplies the name of the threatening or abusive household member or other legal occupant of the dwelling unit; **and**
- Indicates that the threats and/or violence are of a recent (within the past six (6) months) or continuing nature if the Applicant is still residing in the dwelling where the violence has occurred or is occurring; **and**
- Indicates that the Applicant has been displaced because of the threats and/or violence or that the Applicant is in imminent danger where he/she now resides.
- The Applicant must supply the name and address of the abusive or threatening household member or other legal occupant of the dwelling, if not already provided; **and**
- Provide documentation that the Applicant and the alleged abuser are/were residents of the same dwelling unit at the time the alleged abuse occurred.

NOTE: Persons living in public housing DO NOT qualify in this Priority category unless evidence is provided that the housing authority could not transfer the Applicant to alternative housing.

Displacement to Avoid Reprisal: Relocation is required because: (A) a Household Member provided information or testimony on criminal activities to a law enforcement agency; and (B) based upon a threat assessment, a law enforcement agency recommends the relocation of the Household to avoid or minimize risk of violence against Household Members as reprisal for providing such information. Verification requirements are:

- Submission of documentation from a law enforcement agency that the Applicant and/or a Household Member provided information on criminal activity; **and**
- Documentation that, following a threat assessment conducted by the agency, the agency recommends the relocation/re-housing of the household to avoid or minimize the threat of violence or reprisal to or against the Household Member(s) for providing such information. This includes situations in which the Applicant and/or Household

Member(s) are themselves the victims of such crimes and have provided information (testimony) to a law enforcement agency.

NOTE: Persons living in public housing DO NOT qualify in this Priority category unless evidence is provided that the housing authority could not transfer the Applicant to alternative housing.

Displacement as a Victim of Hate Crimes: A member of the Household has been a victim of one or more hate crimes AND the Household has vacated a dwelling unit because of this crime OR the fear associated with the crime has destroyed the peaceful enjoyment of the dwelling unit. Applicant must document that the hate crime occurred recently or is of a continuing nature. Verification must include:

- Submission of documentation from a law enforcement agency that the Household Member(s) was a victim of such crime(s); **and** has vacated the dwelling because of such crime(s) or has experienced fear associated with such crime(s) or that the fear has destroyed the peaceful enjoyment of their current dwelling unit.

NOTE: Persons living in public housing DO NOT qualify in this Priority category unless evidence is provided that the housing authority could not transfer the Applicant to alternative housing.

Inaccessibility of a critical element of the current dwelling unit*:* A member of the Household has a mobility or other impairment that makes the person unable to use a critical element of the current apartment or development AND the owner is not legally obligated to make changes to the apartment or dwelling unit that would make these critical elements accessible to the Household Member with the disability. Verification Requirements are:

- The name of the household member who is unable to use the critical element;
- A written statement from a Qualified Healthcare Provider verifying that the household member has a disability (but not necessarily the nature of the disability) and identifying the critical element of the dwelling which is not accessible and the reasons why it is not accessible; **and**
- A statement from the landlord or official of a government or other agency providing service to such persons with a disability explaining the reason(s) that the landlord is not required to make changes which would render the dwelling accessible to the individual as a reasonable accommodation.

Homelessness: A household lacks a fixed, regular and adequate nighttime habitation OR the primary nighttime dwelling is one of the following: a supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing); or a public or private place not designed

for, or ordinarily used as, a regular sleeping place for human beings. Verification requirements are:

- Submission of a "Certificate of Homelessness" fully completed by an appropriate source stating that: (A) the Applicant's primary nighttime residence is a supervised public or private shelter designed to provide temporary housing accommodations (i.e., welfare hotels, congregate shelters), or a public or private place not designed nor ordinarily used as a regular sleeping accommodation for human beings; **or** (B) the Applicant's household who was residing in a shelter but lost shelter eligibility for DTA shelter assistance because the household's income exceeds the Emergency Assistance income eligibility limits; **or**
- Submission of a "Certificate of Emergency Disability or Elderly Persons Relocation" stating that the Applicant is an elderly or disabled person; **and** the Applicant has been a tenant for not less than 12 months in a housing program for disabled or elderly persons which includes a supportive services component; **and** the Applicant has outgrown or completed the program's service provider's regarding the Applicant's completion of the program; **and** as a result, the Applicant must relocate from such housing.

Loss of Rent Control: A household is without housing or is about to be without housing as a result of his/her landlord indicating in writing an intent to displace the Applicant as a result of the abolition of rent control or who was residing in a "vacancy decontrolled unit" but lost such protection, the Applicant has been paying more than 50% of the gross household income towards rent for over 90 days. Verification requirements are:

- Third-party, written verification from the appropriate unit or agency of government (such as the City of Boston's Rental Housing Resource Center) certifying that the Applicant has been displaced or will be displaced as a result of the loss of rent control or the protection of a residency in a vacancy decontrolled unit.

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATION	1406		2,800,000					
2-00	AUTHORITY WIDE-MIP FUNDS	1408		-		-	-	-	
2-00	MIS	1408		296,783		-	-	-	
2-00	PUBLIC SAFETY	1408		1,074,402		-	-	-	
2-00	STAFF TRAINING	1408		-		-	-	-	
2-00	INTERNAL AUDIT	1408		-		-	-	-	
2-00	ELDERLY SERVICES	1408		419,429		-	-	-	
2-00	OCCUPANCY	1408		296,246		-	-	-	
2-00	FAMILY SERVICES	1408		-		-	-	-	
2-00	COMMUNITY SERVICES	1408		550,983		-	-	-	
2-00	GRIEVANCE PANEL	1408		63,729		-	-	-	
2-00	RISK MANAGEMENT	1408		151,494		-	-	-	
2-00	RENT COLLECTION	1408		52,460		-	-	-	
2-00	VACANCY REHAB	1408		-		-	-	-	
2-00	YOUTH SERVICES	1408		-		-	-	-	
2-00	ADMINISTRATIVE	1410		2,779,927		-	-	-	
2-00	AUDIT	1411		25,000		-	-	-	
2-00	ARCH & ENG	1430		-		-	-	-	
2-00	CONSULTANTS	1430		569,835					
2-00	CONSULTANTS(504 Compliance)	1430		219,525					
2-00	UNDERGROUND STORAGE	1450		-		-	-	-	
2-00	HVAC	1460		-		-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		-		-	-	-	
2-00	OFFICE EQUIPMENT	1475		13,692		-	-	-	
2-00	COMPUTERS	1475		100,213		-	-	-	
2-00	VEHICLES	1475		55,385		-	-	-	
2-00	RELOCATION	1495		64,350		-	-	-	
2-00	CONTINGENCY	1502		100,000		-	-	-	
				9,633,453		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	504 COMPLIANCE	1460		2,355,000					
				2,355,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MISSION								
2-03				-					
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	504 COMPLIANCE	1460		3,810,500					
				3,810,500		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
ORCHARD PARK									
2-05				-					
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	UNIT REHAB	1460		1,870,960			-	-	-
2-06	504 COMPLIANCE	1460		729,040			-	-	-
				2,600,000			-	-	-

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	RELOCATION(504 Compliance)	1495		6,000	-	-	-	-	
				6,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	DEVELOPMENT ACTIVITY	1499		606,357			-	-	
2-08	DEVELOPMENT ACTIVITY(504 Compliance)	1499		788,000			-	-	
				1,394,357		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
FRANKLIN HILL									
2-09	BASEMENTS	1460		96,431					
				96,431		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	RELOCATION(504 Compliance)	1495		30,000		-	-	-	
				30,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BEECH STREET								
2-13	504 COMPLIANCE	1460		500,000	-	-	-	-	
				500,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	RELOCATION(504 Compliance)	1495		67,500	-	-	-	-	
				67,500	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	RELOCATION(504 Compliance)	1495		48,000	-	-	-	-	
				48,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
MARY ELLEN McCORMACK									
2-23					-	-	-	-	
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	BASEMENTS	1460		162,200		-	-	-	
				162,200		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
BICKFORD STREET									
2-25				-	-	-	-	-	
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
MARGARET COLLINS									
2-26				-		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	A&E(504)	1430		2,200					
2-27	504 COMPLIANCE	1460		20,000	-	-	-	-	
				22,200		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ASHMONT								
2-28	A&E(504)	1430		1,100					
2-28	504 COMPLIANCE	1460		10,000	-	-	-	-	
				11,100	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	A&E	1430		4,500	-	-	-	-	
2-29	A&E(504)	1430		6,600	-	-	-	-	
2-29	NON-RESIDENTIAL AREAS	1470		50,000		-	-	-	
				61,100		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FOLEY APARTMENTS								
2-30	A&E(504)	1430		9,900		-	-	-	
				9,900		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GROVELAND								
2-32	UNIT MODERNIZATION	1460		30,000		-	-	-	
				30,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	DAVISON								
2-34	ARCH & ENG	1430		3,300	-	-	-	-	
2-34	UNIT MODERNIZATION	1460		37,000	-	-	-	-	
				40,300	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON								
2-35	ARCH & ENG	1430		1,260	-	-	-	-	
2-35	HVAC	1460		14,000		-	-	-	
				15,260		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	A&E(504)	1430		2,750		-	-	-	
				2,750		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CARROLL APARTMENTS								
2-37	HVAC	1460		14,000		-	-	-	
				14,000		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MEADE APARTMENTS								
2-38	ARCH & ENG	1430		4,000		-	-	-	
2-38	A&E(504)	1430		550		-	-	-	
2-38	ELECTRICAL	1460		40,000		-	-	-	
2-38	504 COMPLIANCE	1460		5,000		-	-	-	
				49,550		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
MARTIN LUTHER KING									
2-40						-	-	-	
				-		-	-	-	

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				Approved	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	A&E(504)	1430		4,400		-	-	-	
				4,400		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WALNUT PARK								
2-42	A&E(504)	1430		2,750		-	-	-	
2-42	HVAC	1460		50,000		-	-	-	
				52,750		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	A&E(504)	1430		158,833		-	-	-	
				158,833		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47	A&E(504)	1430		4,400		-	-	-	
2-47	HVAC	1460		35,000		-	-	-	
2-47	504 COMPLIANCE	1460		40,000		-	-	-	
				79,400		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	1430		8,000		-	-	-	
2-49	BUILDING ENVELOPE	1460		171,000		-	-	-	
2-49	504 COMPLIANCE	1460		106,250		-	-	-	
				285,250		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	BUILDING ENVELOPE	1460		158,050		-	-	-	
2-50	ELECTRICAL	1460		15,000		-	-	-	
				173,050		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
CODMAN APARTMENTS									
2-51						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
HERITAGE									
2-52						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
ST. BOTOLPH									
2-53						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	A&E(504)	1430		64,394		-	-	-	
2-54	504 COMPLIANCE	1460		421,790					
				486,184		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
EVANS STREET									
2-55				-		-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL I								
2-56				-		-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	504 COMPLIANCE	1460		751,405		-	-	-	
				751,405		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
W. NEWTON STREET/RUTLAND / E. SPRINGFIELD									
2-58						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59				-		-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	A&E(504)	1430		8,250		-	-	-	
2-61	SITE	1450		5,000		-	-	-	
				13,250		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	504 COMPLIANCE	1460		409,720		-	-	-	
				409,720		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
SPRING STREET									
2-70				-		-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
PATRICIA WHITE									
2-71						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
ROSLYN APARTMENTS									
2-72						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BELLFLOWER								
2-77	A&E(504)	1430		5,500					
2-77	504 COMPLIANCE	1460		50,000	-	-	-	-	
				55,500		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	504 COMPLIANCE	1460		1,903,950		-	-	-	
				1,903,950		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
PEABODY SQUARE									
2-83						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
FRANKLIN FIELD									
2-89				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
JOSEPH MALONE									
2-90						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
HIGHLAND PARK									
2-93						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH ELDERLY								
2-95	504 COMPLIANCE	1460		211,550		-	-	-	
				211,550		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	155 NORTH HAMPTON STREET								
2-98	HVAC	1460		20,000		-	-	-	
2-98	504 COMPLIANCE	1460		328,210		-	-	-	
				348,210		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FREDERICK DOUGLASS								
2-126	HVAC	1460		20,000		-	-	-	
2-126	504 COMPLIANCE	1460		328,210		-	-	-	
				348,210		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-127	HVAC	1460		20,000		-	-	-	
2-127	504 COMPLIANCE	1460		328,210		-	-	-	
				348,210		-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

_X__Original Annual Statement
____Performance and Evaluation Report
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
____Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	-			
2	1406 Operations (May not exceed 10% of line 20)	2,800,000	-	-	-
3	1408 Management Improvements Soft Costs	2,905,526		-	-
	1408 Management Improvements Hard Costs	-		-	-
4	1410 Administration	2,779,927		-	-
5	1411 Audit	25,000		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	1,082,067			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	5,000		-	-
10	1460 Dwelling Structures	16,522,256		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	50,000		-	-
13	1475 Nondwelling Equipment	169,290		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	215,850		-	-
18	1499 Development Activities*	1,394,357		-	-
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	100,000		-	-
20	Amount of Annual Grant (Sum of lines 2-19)	28,049,273		-	-
21	Amount of line 20 Related to LPB Testing	-		-	-
22	Amount of line 20 Related to Section 504 Compliance	13,739,487		-	-
23	Amount of line 20 Related to Security Soft Costs	1,038,287		-	-
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures			-	-
26	Collateralization Expenses or Debt Service	-		-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

11/19/2003

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
PHA AUTHORITY-WIDE	09/30/05			09/30/07			
2-01 CHARLESTOWN	09/30/05			09/30/07			
2-03 MISSION HILL	09/30/05			09/30/07			
2-05 ORCHARD PARK	09/30/05			09/30/07			
2-06 CATHEDRAL	09/30/05			09/30/07			
2-07 HEATH STREET	09/30/05			09/30/07			
2-14 ALICE H. TAYLOR	09/30/05			09/30/07			
2-19 BROMLEY PARK	06/30/05			09/30/07			
2-04 LENOX STREET	09/30/05			09/30/07			
2-08 MAVERICK	09/30/05			09/30/07			
2-09 FRANKLIN HILL	09/30/05			09/30/07			
2-11 WHITTIER STREET	09/30/05			09/30/07			

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement	(2) To be completed for the Performance and Evaluation Report
Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-13 WASHINGTON-BEECH	09/30/05			09/30/07			
2-23 M.E. McCORMACK	09/30/05			09/30/07			
2-24 OLD COLONY	09/30/05			09/30/07			
2-58 WEST NEWTON	09/30/05			09/30/07			
2-74 RUTLAND	09/30/05			09/30/07			
2-82 COMMONWEALTH	09/30/05			09/30/07			
2-89 FRANKLIN FIELD	09/30/05			09/30/07			
2-93 HIGHLAND PARK	09/30/05			09/30/07			

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-26 M. COLLINS	09/30/05			09/30/07			
2-27 ANNAPOLIS	09/30/05			09/30/07			
2-28 ASHMONT	09/30/05			09/30/07			
2-29 HOLGATE	09/30/05			09/30/07			
2-30 FOLEY	09/30/05			09/30/07			
2-34 DAVISON	09/30/05			09/30/07			
2-35 WASHINGTON STREET	09/30/05			09/30/07			
2-36 W. NINTH STREET	06/30/99			09/30/00			
2-37 JOHN CARROLL	09/30/05			09/30/07			
2-38 J.J. MEADE	09/30/05			09/30/07			
2-40 MLK TOWERS	09/30/05			09/30/07			

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-41 EVA WHITE	09/30/05			09/30/07			
2-42 WALNUT PARK	09/30/05			09/30/07			
2-45 AMORY STREET	09/30/05			09/30/07			
2-47 GENERAL WARREN	09/30/05			09/30/07			
2-49 TORRE UNIDAD	06/30/99			09/30/00			
2-50 ROCKLAND	09/30/05			09/30/07			
2-51 CODMAN	09/30/05			09/30/07			
2-52 HERITAGE	09/30/05			09/30/07			
2-53 ST. BOTOLPH	09/30/05			09/30/07			
2-54 PASCIUCCO	09/30/05			09/30/07			
2-57 LOWER MILLS	09/30/05			09/30/07			

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Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-61 AUSONIA	09/30/05			09/30/07			
2-62 HASSAN	09/30/05			09/30/07			
2-70 SPRING STREET	09/30/05			09/30/07			
2-71 PATRICIA WHITE	09/30/05			09/30/07			
2-72 ROSLYN	06/30/99			09/30/00			
2-77 BELLFLOWER	09/30/05			09/30/07			
2-83 PEABODY SQUARE	09/30/05			09/30/07			
2-90 JOSEPH MALONE	09/30/05			09/30/07			
2-95 COMMONWEALTH ELDERLY	09/30/05			09/30/07			
2-98 HAMPTON HOUSE	09/30/05			09/30/07			
2-126 F. DOUGLASS	09/30/05			09/30/07			
2-127 WASHINGTON MANOR	09/30/05			09/30/07			

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement	(2) To be completed for the Performance and Evaluation Report
Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Physical Needs Assessment
Capital Fund Program (CFP)

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		X Original	Oct-03
		Revision Number	
Development Number	Development Name	DOFA Date or Construction Date	05/01/1941
MA06-P002-001	**Charlestown**		

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		41	102
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	9%
Turnkey III-Occupied		Mixed		Walk-up	X	0: 0 1: 365 2: 433	Total Current
Mutual Help				Elevator		3: 247 4: 73 5: 3	Units 1,149
Section 23, Bond Financed						5+:	

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	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					$54,621,959
Per Unit Hard Cost					$47,539
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-004	**Lenox Street**	11/01/1940

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		12	41
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	13%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 144 2 120	Total Current
Mutual Help				Elevator		3 42 4 ___ 5 ___	Units 306
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	1
2. Unit Modernization	5
3. Roofing	5
4. Exterior Walls	5
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	1
12. HVAC	1
13. Electrical	1
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					$15,567,773
Per Unit Hard Cost					$50,875
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-006	**Cathedral**	07/01/1951

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		11	101
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	24%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 72 2 186	Total Current
Mutual Help				Elevator	X	3 136 4 27 5 ___	Units 422
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	1
2. Unit Modernization	1
3. Roofing	2
4. Exterior Walls	2
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	3
9. Elevators	1
10. Fire Protection	1
11. Plumbing	5
12. HVAC	5
13. Electrical	3
14. Vacant Unit Rehabilitation	1
15. Lead Paint	4
16. Asbestos	4
17. Non-Dwelling Equipment	5
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$21,531,140
Per Unit Hard Cost					$51,022
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Master Plan
A/E Recommendations

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-007	**Heath Street**	02/01/1942

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		15	93
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	25%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 31 2 108	Total Current
Mutual Help				Elevator		3 97 4 26 5 10	Units 372
Section 23, Bond Financed						5+ 1	

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	1
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	3
11. Plumbing	5
12. HVAC	3
13. Electrical	2
14. Vacant Unit Rehabilitation	1
15. Lead Paint	4
16. Asbestos	1
17. Non-Dwelling Equipment	5
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$4,420,364
Per Unit Hard Cost					$11,883
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments | Management/Maintenance Personnel | Site Inspections
A/E Recommendations | Master Plan

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-008	**Maverick**	09/01/1942

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		12	152
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	37%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 93 2 138	Total Current
Mutual Help				Elevator		3 119 4 49 5 13	Units 414
Section 23, Bond Financed						5+ 1	

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

Note: Recently received Hope VI award, demolition expected

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				$22,589,339
Per Unit Hard Cost				$54,564
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No	(under Hope VI revitalization)
Development Has Long-Term Physical and Social Viability	Yes	X	No	(under Hope VI revitalization)
Date Assessment Prepared				Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-009	**Franklin Hill**	12/01/1952

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		9	13
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 54 2 173	Total Current
Mutual Help				Elevator		3 112 4 26 5 1	Units 375
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	3
2. Unit Modernization	5
3. Roofing	1
4. Exterior Walls	4
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	2
12. HVAC	1
13. Electrical	3
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					$16,483,174
Per Unit Hard Cost					$43,955
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-011	**Whittier Street**	04/01/1953

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		4	6
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 12 2 120	Total Current
Mutual Help				Elevator		3 56 4 12 5 ___	Units 200
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	2
2. Unit Modernization	3
3. Roofing	4
4. Exterior Walls	5
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	1
10. Fire Protection	2
11. Plumbing	3
12. HVAC	1
13. Electrical	4
14. Vacant Unit Rehabilitation	5
15. Lead Paint	2
16. Asbestos	4
17. Non-Dwelling Equipment	5
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$14,371,020
Per Unit Hard Cost					$71,855
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-013	**Washington-Beech**	01/01/1953

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		16	16
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	6%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 48 2 118	Total Current
Mutual Help				Elevator		3 70 4 14 5 16	Units 274
Section 23, Bond Financed						5+ 2	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	3
2. Unit Modernization	2
3. Roofing	4
4. Exterior Walls	4
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	3
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	4
15. Lead Paint	5
16. Asbestos	2
17. Non-Dwelling Equipment	5
18. 504 compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$12,234,509
Per Unit Hard Cost					$44,651
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-014	**Alice Heyward Taylor**	9/1/1952

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		12	11
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 1 1 106 2 133	Total Current
Mutual Help				Elevator	X	3 84 4 37 5 8	Units 372
Section 23, Bond Financed						5+ 0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	3
2. Unit Modernization	5
3. Roofing	3
4. Exterior Walls	2
5. Doors	3
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	3
9. Elevators	1
10. Fire Protection	3
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
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,799,972
Per Unit Hard Cost					$7,527
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-019	**Bromley Park**	10/01/54

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		15	49
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up	X	0 2 1 114 2 246	Total Current
Mutual Help				Elevator	X	3 166 4 38 5 17	Units 676
Section 23, Bond Financed						5+	

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	4
5. Doors	5
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	2
9. Elevators	1
10. Fire Protection	2
11. Plumbing	3
12. HVAC	2
13. Electrical	2
14. Vacant Unit Rehabilitation	4
15. Lead Paint	4
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					$28,378
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-023	**Mary Ellen McCormack**	05/01/1938

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		34	35
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 413 2 447	Total Current
Mutual Help				Elevator		3 156 4 ___ 5 ___	Units 1,016
Section 23, Bond Financed						5+ ___	

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	3
5. Doors	3
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	1
9. Elevators	N/A
10. Fire Protection	2
11. Plumbing	3
12. HVAC	2
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					$54,456,298
Per Unit Hard Cost					$53,599
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-024	**Old Colony**	01/031/1957

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		32	32
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	4%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 263 2 338	Total Current
Mutual Help				Elevator		3 165 4 75 5 1	Units 873
Section 23, Bond Financed						5+ 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	3
5. Doors	5
6. Windows	3
7. Stair/Halls	1
8. Non-Residential Areas	2
9. Elevators	N/A
10. Fire Protection	1
11. Plumbing	4
12. HVAC	2
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	2
16. Asbestos	3
17. Non-Dwelling Equipment	5
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$31,403,200
Per Unit Hard Cost					$35,972
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-025	**Bickford Street**	08/01/62

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	64
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 64 2 ___	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 64
Section 23, Bond Financed						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

Note: Disposition and redevelopment approved by HUD under Section 202 program.
Under disposition process.

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		No	X	
Development Has Long-Term Physical and Social Viability	Yes		No	X	(not as PH)
Date Assessment Prepared					Oct-03

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-026	**Margaret Collins**	07/01/1962

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		4	4
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	9%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 40 2 4	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 44
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
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	5
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$638,124
Per Unit Hard Cost					$14,503
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-027	**Annapolis**	07/01/1962

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		3	1
Turnkey III-Vacant		Elderly	X	Row	X	Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 50 2 6	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 56
Section 23, Bond Financed						5+ ___	

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	4
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
18 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$917,704
Per Unit Hard Cost					$16,388
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-028	**Ashmont**	10/01/1962

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		2	2
Turnkey III-Vacant		Elderly	X	Row	X	Current Bedroom Distribution	4%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 48 2 6	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 54
Section 23, Bond Financed						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	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
18. Storage Shed	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,426,433
Per Unit Hard Cost					$26,415
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-029	**Holgate**	03/01/1962

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		2	9
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	11%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 86 2 ___	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 82
Section 23, Bond Financed						5+ ___	

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	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,196,079
Per Unit Hard Cost					$26,781
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-030	**Foley**	06/01/1963

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 96 2 ___	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 96
Section 23, Bond Financed						5+ ___	

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	5
5. Doors	5
6. Windows	4
7. Stair/Halls	4
8. Non-Residential Areas	4
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
18. Storage Shed	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				$3,818,657
Per Unit Hard Cost				$39,778
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No	
Development Has Long-Term Physical and Social Viability	Yes	X	No	
Date Assessment Prepared				Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-032	**Groveland**	12/31/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		4	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	11%
Turnkey III-Occupied		Mixed		Walk-up	X	0 37 1 25 2 2	Total Current
Mutual Help				Elevator		3 4 5	Units 64
Section 23, Bond Financed						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	3
6. Windows	5
7. Stair/Halls	1
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
18 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,622,927
Per Unit Hard Cost					$25,358
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-034	**Davison**	09/01/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		3	3
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	6%
Turnkey III-Occupied		Mixed		Walk-up	X	0 32 1 16 2	Total Current
Mutual Help				Elevator		3 4 5	Units 48
Section 23, Bond Financed						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	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	5
19 504 Compliance	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,775,055
Per Unit Hard Cost					$36,980
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-035	**Washington Street**	01/01/1965

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	1
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	1%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 72 2 10	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 82
Section 23, Bond Financed						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	1
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	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					$39,652
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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Capital Fund Program (CFP)

U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-036	**West Ninth Street**	11/01/1968

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		3	5
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	6%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 76 2 8	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 84
Section 23, Bond Financed						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	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	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					$1,670,907
Per Unit Hard Cost					$19,892
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-037	**John Carroll**	11/01/1966

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		4	1
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 52 2 12	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 64
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	5
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
18 504 Compliance	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,603,229
Per Unit Hard Cost					$25,050
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-038	**J. J. Meade**	02/01/1970

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		2	1
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 38 2 2	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 40
Section 23, Bond Financed						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	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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$834,776
Per Unit Hard Cost					$20,869
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-040	**Martin Luther King, Jr. Towers**	11/01/1968

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 26 1 78 2	Total Current
Mutual Help				Elevator	X	3 4 5	Units 104
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	5
5. Doors	1
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	2
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
18. Storage Shed	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,578,284
Per Unit Hard Cost					$15,176
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-041	**Eva White**	02/01/1968

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		2	2
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up		0 34 1 57 2 11	Total Current
Mutual Help				Elevator	X	3 4 5	Units 102
Section 23, Bond Financed						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	4
6. Windows	5
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	5
10. Fire Protection	5
11. Plumbing	4
12. HVAC	5
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					$3,735,440
Per Unit Hard Cost					$36,622
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

U.S. Department of Housing and Urban Development
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OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-042	**Walnut Park**	06/01/70

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	19
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	11%
Turnkey III-Occupied		Mixed		Walk-up		0 109 1 53 2 6	Total Current
Mutual Help				Elevator	X	3 4 5	Units 168
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	4
5. Doors	2
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	5
11. Plumbing	1
12. HVAC	5
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	4
17. Non-Dwelling Equipment	5
18 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$5,473,257
Per Unit Hard Cost					$32,579
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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Physical Needs Assessment
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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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-045	**Amory Street**	03/31/1974

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	76
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	33%
Turnkey III-Occupied		Mixed		Walk-up		0 132 1 89 2 12	Total Current
Mutual Help				Elevator	X	3 4 5	Units 231
Section 23, Bond Financed						5+	

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	3
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	4
10. Fire Protection	1
11. Plumbing	5
12. HVAC	4
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					$3,489,847
Per Unit Hard Cost					$15,108
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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Physical Needs Assessment
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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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-047	**General Warren**	12/30/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		10	6
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	6%
Turnkey III-Occupied		Mixed		Walk-up	X	0 56 1 36 2 4	Total Current
Mutual Help				Elevator		3 4 5	Units 96
Section 23, Bond Financed						5+	

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	5
5. Doors	5
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
18 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,897,074
Per Unit Hard Cost					$30,178
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-049	**Torre Unidad**	07/31/1974

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	23
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	11%
Turnkey III-Occupied		Mixed		Walk-up		0 117 1 86 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 204
Section 23, Bond Financed						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	4
7. Stair/Halls	5
8. Non-Residential Areas	3
9. Elevators	5
10. Fire Protection	4
11. Plumbing	4
12. HVAC	2
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					$6,660,608
Per Unit Hard Cost					$32,650
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-050	**Rockland**	11/01/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	6
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	8%
Turnkey III-Occupied		Mixed		Walk-up		0 44 1 28 2	Total Current
Mutual Help				Elevator	X	3 4 5	Units 72
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	2
2. Unit Modernization	3
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	5
11. Plumbing	5
12. HVAC	4
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	2
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,221,464
Per Unit Hard Cost					$30,854
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-051	**Codman**	09/01/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	5
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	5%
Turnkey III-Occupied		Mixed		Walk-up		0 66 1 36 2 6	Total Current
Mutual Help				Elevator	X	3 4 5	Units 108
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
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	4
11. Plumbing	3
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					$3,092,661
Per Unit Hard Cost					$28,636
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-052	**Heritage**	10/31/1975

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		16	35
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	12%
Turnkey III-Occupied		Mixed	X	Walk-up		0 102 1 163 2 16	Total Current
Mutual Help				Elevator	X	3 11 4 9 5	Units 301
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	3
3. Roofing	5
4. Exterior Walls	5
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	3
10. Fire Protection	4
11. Plumbing	4
12. HVAC	4
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	2
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					$33,243
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-053	**St. Botolph Street**	06/30/1973

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	5%
Turnkey III-Occupied		Mixed		Walk-up		0 84 1 49 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 134
Section 23, Bond Financed						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	4
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	1
10. Fire Protection	3
11. Plumbing	4
12. HVAC	3
13. Electrical	4
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					$35,563
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-054	**Pasciucco**	12/30/1973

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	18
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	19%
Turnkey III-Occupied		Mixed		Walk-up		0 67 1 29 2	Total Current
Mutual Help				Elevator	X	3 4 5	Units 95
Section 23, Bond Financed						5+	

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	2
5. Doors	2
6. Windows	4
7. Stair/Halls	2
8. Non-Residential Areas	5
9. Elevators	2
10. Fire Protection	3
11. Plumbing	5
12. HVAC	4
13. Electrical	4
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					$36,062
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-055	**Evans Street**	6/30/1973

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached	X	2	0
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	0%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 ___ 2 ___	Total Current
Mutual Help				Elevator		3 2 4 ___ 5 ___	Units 2
Section 23, Bond Financed						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	X	
Development Has Long-Term Physical and Social Viability	Yes		No	X	(not as PH unit)
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections

Note: Under disposition process

Physical Needs Assessment
Capital Fund Program (CFP)

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		X Original	Oct-03
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-056	**Infill I**	9/30/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached	X	11	12
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	50%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 ___ 2 ___	Total Current
Mutual Help				Elevator		3 6 4 ___ 5 18	Units 24
Section 23, Bond Financed						5+ ___	

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		No	X	
Development Has Long-Term Physical and Social Viability	Yes		No	X	(not as PH unit)
Date Assessment Prepared	Oct-03				

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

Note: Under disposition process

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-057	**Lower Mills**	12/31/1972

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	13
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 112 1 64 2 7	Total Current
Mutual Help				Elevator	X	3 4 5	Units 183
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	4
5. Doors	3
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	4
10. Fire Protection	3
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
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$6,645,183
Per Unit Hard Cost					$36,312
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-058	**West Newton / Rutland / East Springfield Street**	04/30/1973

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		2	11
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up	X	0 44 1 59 2 21	Total Current
Mutual Help				Elevator		3 13 4 11 5 1	Units 149
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	2
2. Unit Modernization	5
3. Roofing	1
4. Exterior Walls	1
5. Doors	3
6. Windows	2
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	N/A
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					$6,305,004
Per Unit Hard Cost					$42,315
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-059	**Infill II**	8/31/1974

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached	X	14	12
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	43%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 ___ 2 ___	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 28	Units 28
Section 23, Bond Financed						5+ ___	

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	Oct-03				

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

Note: Under disposition process

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-061	**Ausonia**	12/31/1976

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 93 2 7	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 100
Section 23, Bond Financed						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	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	4
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
18. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,745,055
Per Unit Hard Cost					$37,451
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-062	**Hassan**	02/28/1974

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	15
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	15%
Turnkey III-Occupied		Mixed		Walk-up		0 55 1 40 2 5	Total Current
Mutual Help				Elevator	X	3 4 5	Units 100
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	5
5. Doors	4
6. Windows	4
7. Stair/Halls	3
8. Non-Residential Areas	2
9. Elevators	5
10. Fire Protection	5
11. Plumbing	3
12. HVAC	4
13. Electrical	4
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,084,748
Per Unit Hard Cost					$10,847
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-070	**Spring Street**	07/31/1977

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		5	3
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 99 2 5	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 104
Section 23, Bond Financed						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	4
12. HVAC	5
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,971,526
Per Unit Hard Cost					$28,572
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-071	**Patricia White**	12/31/1977

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	4
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 216 2 9	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 225
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	4
5. Doors	5
6. Windows	5
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	5
10. Fire Protection	5
11. Plumbing	5
12. HVAC	5
13. Electrical	4
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	2
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					$42,859
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-072	**Roslyn**	05/31/1977

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	2
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 113 2 6	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 119
Section 23, Bond Financed						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	4
6. Windows	4
7. Stair/Halls	4
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	3
11. Plumbing	4
12. HVAC	5
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					$45,588
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-077	**Bellflower**	09/30/1981

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	5
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	4%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 106 2 8	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 114
Section 23, Bond Financed						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	3
7. Stair/Halls	5
8. Non-Residential Areas	5
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
16. Non-Dwelling Equipment	5
16. Storage Shed	5
16. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$5,452,389
Per Unit Hard Cost					$47,828
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-082	**Commonwealth**	04/30/1985

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		9	14
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	5%
Turnkey III-Occupied		Mixed	X	Walk-up	X	0: 0, 1: 36, 2: 111	Total Current
Mutual Help				Elevator	X	3: 92, 4: 32, 5: 5	Units 276
Section 23, Bond Financed						5+: 0	

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	1
5. Doors	4
6. Windows	5
7. Stair/Halls	4
8. Non-Residential Areas	2
9. Elevators	1
10. Fire Protection	1
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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$7,501,866
Per Unit Hard Cost					$27,181
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-083	**Peabody Square**	06/30/1982

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	5
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	5%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 98 2 5	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 103
Section 23, Bond Financed						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	4
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	5
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					$43,729
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-089	**Franklin Field**	11/30/1989

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		19	8
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	2%
Turnkey III-Occupied		Mixed		Walk-up	X	0 0 1 46 2 122	Total Current
Mutual Help				Elevator		3 116 4 47 5 15	Units 346
Section 23, Bond Financed						5+ 0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	1
2. Unit Modernization	5
3. Roofing	5
4. Exterior Walls	1
5. Doors	1
6. Windows	3
7. Stair/Halls	2
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	2
11. Plumbing	5
12. HVAC	3
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					$11,024,252
Per Unit Hard Cost					$31,862
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-090	**Joseph C. Malone**	11/30/1986

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		12	7
Turnkey III-Vacant		Elderly	X	Row	X	Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 104 2 1	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 105
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	3
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	4
9. Elevators	5
10. Fire Protection	4
11. Plumbing	4
12. HVAC	5
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	1
19 504 Compliance	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$4,661,476
Per Unit Hard Cost					$44,395
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-093	**Highland Park**	11/30/1986

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		1	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	0%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 ___ 2 22	Total Current
Mutual Help				Elevator		3 4 4 ___ 5 ___	Units 26
Section 23, Bond Financed						5+ ___	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	5
2. Unit Modernization	2
3. Roofing	3
4. Exterior Walls	2
5. Doors	4
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	4
9. Elevators	N/A
10. Fire Protection	1
11. Plumbing	5
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					$879,739
Per Unit Hard Cost					$33,836
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-095	**Commonwealth Elderly - Fidelis Way**	8/30/1985

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		2	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	6%
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 104 2 12	Total Current
Mutual Help				Elevator	X	3 0 4 0 5 0	Units 116
Section 23, Bond Financed						5+ 0	

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	4
5. Doors	4
6. Windows	5
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	1
10. Fire Protection	1
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. 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,300,552
Per Unit Hard Cost					$19,832
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-098	**Hampton House**	10/30/1965

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	8
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	10%
Turnkey III-Occupied		Mixed		Walk-up		0 42 1 35 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 78
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	2
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	5
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	2
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	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,448,232
Per Unit Hard Cost					$31,388
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-113	**Orchard Park--Phases I & 2**	1/30/1999

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		31	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0: 0, 1: 30, 2: 60	Total Current
Mutual Help				Elevator		3: 69, 4: 20, 5: 5	Units: 184 public housing
Section 23, Bond Financed						5+: 0	32 market rate
							216 total

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All new construction/substantial rehab	

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	Yes		No		
Development Has Long-Term Physical and Social Viability	Yes		No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:
Hope VI staff

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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		X Original	Oct-03
		Revision Number	
Development Number: **MA06-P002-114**	Development Name: **Mission**	DOFA Date or Construction Date	1/28/2000

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		14	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0: 0, 1: 120, 2: 81	Total Current
Mutual Help				Elevator	X	3: 33, 4: 25, 5: 0	Units: 259 public housing
Section 23, Bond Financed						5+: 0	51 market rate
							310 total

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All new construction	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements			N/A		
Per Unit Hard Cost					
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes		No		
Development Has Long-Term Physical and Social Viability	Yes		No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:
HOPE VI staff

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Physical Needs Assessment
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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		X Original	Oct-03
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-115	**Orchard Gardens--Phase III**	1/30/2000

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		9 (+ Dearborn School conversion & maintenance building)	0
Turnkey III-Vacant		Elderly		Row	X		
Turnkey III-Occupied		Mixed		Walk-up		Current Bedroom Distrib. (public housing only)	Total Current Units
Mutual Help				Elevator	X	0: 0, 1: 43, 2: 27, 3: 25, 4: 3, 5: 0, 5+: 0	98 public housing 17 market rate 115 total
Section 23, Bond Financed							

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All new construction	

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	Yes		No		
Development Has Long-Term Physical and Social Viability	Yes		No		
Date Assessment Prepared					Oct-03

Source(s) of Information:
Hope VI staff

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Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-116	**Orchard Gardens--Off-Site Phase I**	9/30/2000

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached	x	20	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution (publib housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 13 2 28	Total Current
Mutual Help				Elevator		3 19 4 4 5 0	Units 64 public housing
Section 23, Bond Financed						5+ 0	12 market rate
							76 total

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All new construction. Soil issues remaining.	

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	Yes		No		
Development Has Long-Term Physical and Social Viability	Yes		No		
Date Assessment Prepared	Oct-03				

Source(s) of Information:
Hope VI staff

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Physical Needs Assessment
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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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-117	**Mission Main--Phase II**	9/30/2000

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		7	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 0 2 48	Total Current
Mutual Help				Elevator		3 76 4+ 15	Units 114 public housing
Section 23, Bond Financed							25 market rate
							139 total

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All new construction	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements			N/A		
Per Unit Hard Cost					
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes		No		
Development Has Long-Term Physical and Social Viability	Yes		No		
Date Assessment Prepared			Oct-03		

Source(s) of Information:
HOPE VI staff

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-126	**Frederick Douglass**	12/30/1965

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	12
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	15%
Turnkey III-Occupied		Mixed		Walk-up		0 42 1 35 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 78
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	3
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	5
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	2
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	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,451,735
Per Unit Hard Cost					$31,433
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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	X Original	Oct-03
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-099	**Washington Manor**	12/30/1967

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	21
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	27%
Turnkey III-Occupied		Mixed		Walk-up		0 42 1 35 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 78
Section 23, Bond Financed						5+	

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	5
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	5
10. Fire Protection	4
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
18. Storage Shed	5
19 504 Compliance	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,380,577
Per Unit Hard Cost					$30,520
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S. Departm
and Urban De
Office of Public

HA Name

Boston Housing Authority

Development Number	Development Name
MA06-P002-001	**Charlestown**

Development Type:		Occupancy Type:	
Rental		Family	
Turnkey III-Vacant		Elderly	
Turnkey III-Occupied		Mixed	
Mutual Help			
Section 23, Bond Financed			

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

form HUD-52832 (10/96)

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:

Resident Comments

Management/Maintenance Personnel

A/E Recommendations

		Original
	x	Revision Numl

DOFA Date
or
Construction Date

Structure Type:

Detached/Semi-Detached	
Row	
Walk-up	x
Elevator	

Number of Buildings: 45

Current Bedroom Distribution

0		1	353	2	431
3	247	4	74	5	3
5+					

	Yes	X	No
	Yes	X	No
	Site Inspections		

5)

ber 2

05/01/1941

Number of Vacant Units

141

13%

Total Current Units 1,108

Urgency of Need (1-5)
1
1
1
1
4
5
5
1
N/A
5
4
1
3
5
1
1
5
1

#########

$64,948

Management Needs Assessment
Capital Fund Program (CFP)

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

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

HA Name

BOSTON HOUSING AUTHORITY

[ ] Original
[X] Revision Number 2

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/Management 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; rev. 6/99 and 1/01

Sources of Information

Department Heads, Administrator

form HUD-52833 (10/96)

PROGRESS REPORT: BHA 5-Year Plan (FY2000-2004) DRAFT

HUD Strategy Goal: Increase the availability of decent, safe, and affordable housing.		
PHA Goal: Expand the supply of assisted housing.		
Objective: Apply for additional rental vouchers.		
	• BHA will commit to pursuing additional funding for these vouchers when incremental funding is available and the BHA has the capacity to administer additional funding.	No funding is available at this time.
	• Continue Welfare-to-Work Program, which offers 300 vouchers and counseling.	Staff was hired in the Spring of 2000. As of 12/31/00, 600 vouchers were issued. The program is at 100% utilization. This program is ongoing.
	• Continue to administer up to 200 vouchers for non-elderly disabled persons as part of Designated Housing Plan for public housing Elderly/Disabled program.	These vouchers are currently being offered to Non-Elderly Disabled on the Section 8 waiting list.
	• Implement program that will provide 400 vouchers to persons of color to utilize in areas of low poverty concentration. (NAACP lawsuit)	The BHA, City of Boston Fair Housing Commission, and NAACP have concluded negotiations concerning the administration of this program. Outreach has begun to locate minority households on the wait list about moving to non-minority neighborhoods.
Objective: Reduce public housing vacancies.		
	• Establish and utilize a special "re-occupancy crew" to reduce the length of time for vacancy turnarounds.	Staff was hired in July 1999 and the newly established "re-occupancy crew" has been hard at work since. This work continues and the success is evident in the numbers. (See Vacancy Reduction Strategy in Agency Plan.) The crew size has been reduced and consolidated due to fewer on-going vacancies. The crew also works on fire units, making units handicap accessible, and other problem vacancies.
	• The BHA will rehabilitate 1,100 currently vacant and uninhabitable public housing units over the next three years.	689, or approximately 69%, of the vacant units have begun construction and/or re-occupied. (After adjustments for Agency Units, Exempted Units, and Reconfigured Units) See Vacancy Reduction Strategy attached to Agency Plan.
	• In family developments, work to attain a 30-day or less unit turnaround from date of vacate to date of re-leasing.	We are now publishing turnover times on a monthly basis. Due to a number of long-term vacancies that came back on line recently, the turnaround times remain high and we are now working to reduce this. However, the necessity to do many transfers continues to negatively impact turnaround times. Turnover time is currently around 55 days.

	• In elderly developments, decrease unit turnaround time by 50% in the first year.	The Elderly/Disabled Program has achieved a 1.5% vacancy rate, a laudable achievement by real estate industry standards. As mentioned above, we are also fine tuning the way we monitor unit turnover. See comment in Family.
Objective: Leverage private or other public funds to create additional housing opportunities.		
	• Explore potential for additional housing development on BHA vacant land.	Affordable assisted living is planned at Amory Street. Planning process is underway at Morton Street.
	• The BHA will convert up to 200 units of tenant based assistance to project based assistance each calendar year as funding availability permits, up to 20% of our tenant based portfolio.	BHA plans to issue two Requests for Proposals for two 100 unit Section 8 Project Based Assistance (PBA) programs in partnership with the City of Boston who administers the HOME and CDBG money each calendar year. The BHA plans to continue this partnership as funding availability permits with the City and has converted 200 additional vouchers for this purpose.
PHA Goal: Improve the quality of assisted housing.		
Objective: Improve public housing management (PHAS score).		
	• Establish on a bi-monthly basis, a monitoring system for rent collection.	A monthly monitoring system has been established. Regular monthly reports are maintained.
	• Aim to collect at least 98% of the current rent roll each month.	Arrearages in FY 2002 continued to fall. In the period from December 31, 2001 through September 30, 2002, arrears dropped by another $361,110 or 27%, a very significant decrease. Managers now have significantly improved access to the data base and are consistently enforcing rent collection standards. For the period from October 1, 2001 through September 30, 2002 the total rent collection percentage is 99.15%.
	• Have no more than 2% of the annual rent roll in arrears at any one time.	
Objective: Improve voucher management (SEMAP scores).		
	• The Assistant Administrator will commit a minimum of 3 additional hours per week to coordinate a program to enhance the SEMAP standards.	A two-hour weekly meeting of senior staff within the Leased Housing Program is held every Friday to address enhancing SEMAP standards. Among the goals identified at these meetings have been: 1) To set quality control standards 2) To enhance the use of technology by computerizing the inspection system 3) Training and licensing staff to use the CCS system so they have access to the most up to date information. These meetings are ongoing.
	• Convert Section 8 Program participants to Housing Choice Voucher Program.	All Section 8 participants have converted to the Housing Choice Voucher Program as of September 30, 2001.
	• Implement a revised Section 8 Administrative Plan.	The revised Section 8 Administrative Plan is in the final stages of internal review and is expected to be released in early 2003.
Objective: Increase customer satisfaction.		

	• Develop an internal and external customer service program emphasizing the site staff and residents as our primary constituencies to be served.	Each new hire to the BHA must attend a New Hire Orientation. This half day training emphasizes and defines the BHA customer as well as the employee's relationship to the mission of the agency. A Customer Service Committee has been established and has completed work on standardized forms and guidelines for written materials (including guidelines related to persons with disabilities) to be distributed to staff by November 2002. Training on the guidelines will be provided to all BHA staff, beginning in November as well. The BHA is also addressing ways to improve customer access to the BHA through telephone and internet communication. A BHA website has been developed to allow internal and external customers better access to departments and services, and is constantly being expanded. For example, shortly we expect to offer applicants downloadable applications and priority forms on the Internet site as well as an option to request these materials be mailed to them. In addition, BHA routinely uses interpreters to communicate with residents and applicants where needed and often translates written materials for residents as well. The BHA began a comprehensive Needs Assessment project in March of 2002. One of the goals of this project is to develop functional specifications for the database system to replace the BHA's CCS application. But in order to determine what functions the new technology must include, we first needed to determine how the BHA wished to operate. Working over the last six months, a number of teams led by senior BHA staff have examined each of the BHA's major business areas in order to evaluate current operations and develop ideas about desired future operations and technology. One of the primary concerns of this evaluation is the degree to which our operations meet customer needs. As the Needs Assessment wraps up in late fall 2002, the BHA expects to begin implementing a number of operational changes that will even more tightly focus operations on providing the best possible customer service.

	• Develop programs that emphasize a culture of shared-mission and mutual respect.	Supervisory staff are now expected to review with each staff, at the time of the performance appraisal, the BHA's mission statement and to reinforce each employee's role in meeting these objectives. In addition, framed posters, written in 8 languages to reflect those languages most represented within the BHA developments, with the BHA mission statement have been distributed to each management office for display. BHA staff is recognized for their accomplishments in a weekly staff bulletin. A committee has been established to conduct multi-cultural events recognizing the BHA's diverse staff. The Employee Incentive Committee is one of the BHA 2001 Focus Group Committees. The goal of the committee is to initiate events that bring together BHA employees in social activities such as sporting events and to development programs to recognize employees.
	• Respond to customer survey results generated by HUD and/or BHA.	The BHA has included improvement plans in the Annual Plan to address low scores on the Resident Assessment Sub System (RASS) of the Public Housing Assessment System (PHAS) related to communication, security and general neighborhood appearance. Results of a new RASS survey were received in late 2001. The Improvement Plan for last year's survey has been updated to include new activities. See notes on the improvement plan included in the annual plan.
Objective: 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.	A Supervisor's Manual has been created which includes information on the BHA's mission, organizational structure, personnel policies, hiring and selection process, employee assistance program, union representation, performance reviews, and discipline. All supervisory staff has received extensive training on the contents of the manual. Ongoing sessions will be held for new supervisory staff as they are hired. An Employee Handbook is currently in development. The handbook will include information regarding relevant employee benefits, personnel policies, health and safety requirements, compensation and leave information and more. With some minor edits this document should be distributed to all employees by the Fall of 2003.

	• Establish and provide training for use of job performance standards.	All supervisory staff has been trained on the newly developed performance appraisal process. To date, the third annual appraisals have been completed for all BHA staff with the exception of the building trades and the firemen. Contract negotiations with these two groups are ongoing and are expected to result in an agreement on the performance appraisal process for employees in these unions.
	• Redefine job responsibilities and descriptions of the operations staff in order to more efficiently deliver services within the developments.	This is complete, every job description has been evaluated and realigned so that service can be better delivered and allow input from staff. In addition, the management organization has been revised to consolidate regions and add additional maintenance supervisory support to developments, leading to increased efficiencies and additional staff support.
B. Management and Maintenance Systems		
	• Create routine maintenance schedules for custodial and preventive maintenance staff.	These schedules have been completed. Preventative maintenance manuals have been developed for each site. Initial custodial schedules have been established and work is underway to continually improve upon them. Update: This is complete. In addition, a Standard Operating Procedures manual has been written and seven weeks of training for all managers and maintenance superintendents on the manual has been completed. Work to implement all aspects of the manual is ongoing. This manual provides a comprehensive guide to all site maintenance activities.
	• Establish a monthly reporting system that allows managers to measure all components of property management.	This is complete and ongoing. A reporting system has been established which is submitted electronically every month. The report covers all of the fundamental property management activities (rent collection, occupancy, etc.) and reports on preventative maintenance as well as on the status of various projects, emergencies, security and community activities for each month. The report is cumulative so that at the end of the year, a snapshot of major activities and progress will be available for each development.
C. MIS and Technology Systems		

	• Provide all BHA staff with computer access and training.	BHA employees continue to utilize the desktop and enterprise applications on which regular training has been provided. A program of ongoing computer training, provided through the Massachusetts Department of Housing and Community Development, is available for all desktop applications. Targeted CCS training is being provided to meet the needs of the Property Management, Leased Housing, and Finance and Accounts staff. As new financial and housing management systems are implemented over the coming years, training will be developed and provided to all staff who need it. This training will be available both during the initial rollout of the new systems, and on an ongoing basis.
	• Identify and install appropriate financial and property management software and Internet access to enhance employee productivity.	The MIS Department continues to work with the various BHA departments to find ways to better utilize the existing CCS software package. The BHA has been able to significantly enhance the functionality of CCS, making it increasingly useful for both financial and property management functions. However, the CCS package is nearing obsolescence, and the BHA has begun a project to replace the CCS system with a more modern and functional management software package. The first phase of this project – a Needs Assessment to develop functional and operational specifications that will be used to procure this new system – will be completed in the late fall of 2002. The BHA expects to begin procuring and implementing new systems in the spring of 2003. This project will take several years to complete. Internet access continues to be available to authorized BHA staff.

	• Utilize cable TV and other media to develop and implement communications program for residents to enhance tenancy and exposure to community resources.	The BHA regularly participates in programs on Spanish speaking television and radio and local access television stations to provide information on its Civil Rights Protection Plan, application process, Section 8 program, and any initiatives that may be of interest to residents and potential applicants. The City of Boston Cable Office frequently films BHA events and airs them on its local access cable station. Press releases are sent out regularly to all local media, including the neighborhood and ethnic newspapers in Boston, to help inform the public of BHA activities and procedural or programmatic changes. In addition, the BHA has developed its own website that provides residents, applicants, and the public with information related to a variety of BHA policies, procedures and programs. Information on this website is constantly being expanded and now includes mail lists that people can join to receive a variety of information via e-mail. The BHA also publishes a bimonthly newsletter that is distributed throughout the authority that provides residents and staff with information as well. While the BHA has explored the possibility of conducting its own half-hour weekly cable television program, at this time additional funding for staff and resources to undertake this effort is required before the BHA can seriously pursue this objective.
	• Identify processes that can become paperless.	The BHA's weekly employee bulletin is posted to the Intranet site, eliminating the need to distribute this 4-8 page document to hundreds of BHA staff. The BHA posts policies, procedures, and other critical operating information to its Intranet website, making timely, accurate information available to staff while eliminating the work and expense of distributing and updating hundreds of paper copies. This year we have developed techniques for receiving and transmitting all utility consumption and billing information electronically. This automated a very cumbersome paper process, and provides the BHA with the information needed to manage and reduce energy consumption on an ongoing basis. The BHA continues to identify and re-engineer business processes. The Needs Assessment project has created an opportunity for a comprehensive examination of the BHA's business processes, and has identified opportunities for both immediate and long-term process reengineering.

	• Identify other technology and applications that are desirable including programming, partnerships and wiring.	The BHA's Needs Assessment project has organized the BHA's work around identifying desirable technology and applications. The product of this project will be a comprehensive set of IT specifications, including requirements for both technology and functionality that addresses the range of BHA needs. These specifications will form the core of the procurement documents that the BHA will utilize to obtain and implement new enterprise applications. The BHA upgraded its relatively slow Frame Relay network to provide faster data transfer rates to site offices, which greatly increased ease-of-use for site staff.
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/central office.	The site based budget formats were implemented in FY2001 with the exception of indirect costs. Starting in January 2001, managers have had the ability to pull expense reports directly from the CCS system.
Objective: Renovate or modernize public housing units.		
	• Seek HOPE VI assistance for at least two potential sites.	The BHA, in collaboration with the Maverick Tenant Task Force applied for and received a HOPE VI award in 9/ 01. The BHA is commencing a HOPE VI planning process for the Franklin Hill site, looking towards a 2003 application.
	• Meet 100% obligation requirements of the BHA's Comprehensive Grant Program including 100% of the proposed life-safety improvements to the developments.	The BHA has met FFY99 expenditure deadlines and the FFY 00 obligation deadlines and is therefore in compliance with all expenditure and obligation deadlines.
Objective: Demolish or dispose of obsolete public housing.		
	• Only achieved in connection with the receipt of new HOPE VI grants.	Demolition will begin in early 2003 at Maverick Gardens in connection with the HOPE VI grant awarded 9/01.
Objective: Provide replacement public housing.		
	• Only achieved in connection with the receipt of new HOPE VI grants.	Replacement housing is planned in connection with Maverick HOPE VI grant. Currently 396 units are planned to replace the existing 412 units.
Objective: Develop an Energy Master Plan for all properties.		
	• Create an Energy Monitoring System that will quantify energy usage and assist with savings strategies.	The BHA continues to implement an Energy and Water Conservation Program. We plan to issue our third energy performance contract no later than early 2003.

	• Utilize Plan to install cost-savings measures throughout the portfolio.	The master plan report contains detailed recommendations for 3-year, 10-year and 20-year payback capital and maintenance measures, along with specific financing strategies that will maximize outside investments by the utility companies and energy performance contractors. The report also recommends strategies for better monitoring and tracking of energy-related information and trends at each site. The BHA has hired a full-time Energy Manager in order to spearhead implementation of the Plan.
PHA Goal: Increase assisted housing choices.		
Objective: Provide mobility counseling.		
	• Continue Regional Opportunity Counseling Program (ROC) for five years.	The ROC program ended 8/31/02 after five years of operation.
	• Provide housing counseling to assist 300 Welfare-to-Work program participants with locating to areas with employment opportunities.	The program is currently underway in partnership with Private Industry Council's Career Centers among other support service agencies. Career Center staff are available for one-on-one appointments with Leased Housing Welfare-to-Work participants to complete a needs assessment of each participant. BHA staff speak with tenants about their self-sufficiency goals at the first annual recertification after the family has had time to stabilize.
	•	
Objective: 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.	The ROC program ended 8/31/02 after five years of operation. Workshops for landlords have been held in Quincy, Malden, and Somerville in conjunction with the ROC program and the local PHA's. The BHA has sponsored educational workshops for small property owners in Boston. BHA staff members attend landlord trade-group meetings as time allows.
	•	
Objective: Increase voucher payment standards.		
	• Increase to 110% of FMR as of October 1, 2002	The BHA increased payment standards for the Voucher program when HUD implemented the new higher Fair Market Rents on October 1, 2002. The BHA will continue to increase payment standards to 110% of FMR as long as the rental market warrants such increases.
	• Apply to HUD field office for exception payment standards (up to 120% of FMR) as reasonable accommodation for a person with a disability.	The request for reasonable accommodation exception payment standards up to and above 120% for a person with a disability is ongoing.

	• Apply for additional neighborhood exception payments.	The BHA will again apply for exception payments in West Roxbury, Back Bay, South End, and Allston-Brighton. HUD granted these in December 2000. BHA is continuing to work to identify opportunities for additional exceptions in other neighborhoods within the City of Boston such as the North End or South Boston. The BHA may again apply for success rate payment standards "SRPS" if the success rate of vouchers stays below 75%. The BHA implemented the success rate payment standards on December 11, 2000. The BHA will re-apply for the success rate payment standards for 2002 and beyond.
Objective: Implement voucher homeownership program.		
	• Implement a voucher homeownership program.	The Homeownership Program was implemented in the Spring of 2002. The BHA's partner is the Department of Neighborhood Development who already administers a first time homebuyer program.
	• Work with the City of Boston to implement Security Deposit Loan Program for Section 8 participants.	$100,000 has been committed by the BHA for this program, which continues to be administered in partnership with the City of Boston's Emergency Shelter Commission. The BHA has committed an additional $100,000 to assist homeless persons residing in a hotel or motel.
	• Open Section 8 waitlist to non-emergency applicants for the first time since 1990.	The BHA expanded its definition of Priority One applicants to include homeless families who are residing in Emergency shelters or motel/hotels, resulting in many more applicants being eligible for emergency status. Therefore, the BHA is not planning to open the wait list to non-emergency applicants at this time.
HUD Strategy Goal: Improve community quality of life and economic vitality.		
PHA Goal: Provide an improved living environment.		
Objective: 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.	The ACOP for the family program was approved by HUD and implemented on April 1, 2002. The BHA submitted a new ACOP for the Public Housing Program as an amendment to the FY 2002 Plan in December 2002. This new ACOP incorporates provisions related to the BHA's Elderly/Disabled Program and establishes site-based waiting lists at all BHA developments.
Objective: Implement measures to promote income mixing by assuring access for lower income families into higher income developments.		
	• Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review.	See above.
Objective: Implement public housing security improvements.		

	• Continue and enhance, to the extent possible, the current Public Safety Program	The BHA has continued to provide 7-day per week/24 hour per day coverage through a combination of patrols, including bicycle and foot patrols when weather permits, and community policing by officers on long term assignment to specific developments. The BHA Police Department was re-accredited in March 2002 by the Commission on Accreditation for Law Enforcement Agencies (CALEA), a national organization. In the summer of 2002, the Department added motorcycle patrols to provide a rapid response to a citywide increase in gang related activities. In the fall of 2002, motorcycle units were assigned to patrol BHA Elderly/Disabled developments. In addition the BHA Police will be opening a new police station at Amory Street in the end of 2002. The 1996 agreement between the Boston Housing Authority and the Boston Police Department continues to remain in effect. There is a close working relationship between the Boston Police and the BHA Police in providing services to BHA properties. The BHA Civil Rights Department works closely with the BHA Police and with the Community Disorders Unit of the Boston Police to investigate incidents with bias indicators. The Boston Police Department with the Boston Housing Authority continues to convene monthly meetings in; Charlestown, South Boston, Bromley-Heath, Brighton, Lenox St., Orchard Gardens, and East Boston. Attendees include BHA (including development staff, and Civil Rights staff, and BHA Police), BPD officials, representatives of the attorney general's office, HUD, Local Tenant Task Forces, community groups and other interested individuals. Reports are made concerning current activities in the community and problems related to public safety are discussed. In addition, a Public Safety Committee has been formed and had two meetings to date. A third meeting is scheduled. The agenda is formed between BHA and members of the Committee. Regina Dennis, Asst. Dir. of Property Management for the Elderly and Disabled Program and Deputy Chief of the BHA Police, Steve Melia co-chair the Committee. An independent research firm released a report on a survey of public safety in elderly/disabled developments in August 2002. The results found that nearly all respondents feel very safe in their units both during the day and the night. In addition, the survey found that more than three-quarters of respondents reported that they have a great deal or some confidence in BHA public safety efforts. -*Continued*-

		-Continued- Many developments throughout the City hold Unity Days each summer. Unity Days were started in the 1980's in response to neighborhood tensions. Part of the purpose of the event is for residents to get to know the BHA police and each other better. The BHA procedures for dealing promptly with any bias related graffiti continue to work effectively. The procedures are outlined in the BHA Civil Rights Protection Plan. The BHA continues to implement the lighting recommendations from SPARTA Associates, which conducted an analysis of lighting at four (4) of the largest developments. In 2002 as part of a gang prevention effort, the BHA signed a Memorandum of Understanding with the City of Boston to provide youth programs, including leadership programs, to resident youths.
Objective: Designate developments or buildings for particular resident groups.		
	• Implement Designated Housing Plan.	HUD approved the BHA Designated Housing Plan with some modifications. BHA implemented plan in Fall 2000 and continues to monitor development percentages as required. The Citywide waitlist for Elderly / Disabled program was eliminated in January 2001.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.		
PHA Goal: Promote self-sufficiency and asset development of assisted households.		
Objective: Increase the number and percentage of employed persons in assisted families.		
	• Continue to manage resident employment services programs at selected family developments.	The BHA has entered into working partnerships with Action for Boston Community Development, Inc., the Private Industry Council, the One-Stop Career Centers, and the Walgreen Corporation to augment the job training and employment options available to public housing residents. Additionally the Community Services Department has adopted Workforce Development activities as central to its mission to working with residents to achieve self-sufficiency.
	• Encourage Section 8 participants to enroll in the FSS program.	The BHA held information sessions re: the FSS program and the Section 8 Homeownership Program in April and May 2002. Approximately 1200 people attended resulting in 700 new FSS applications. The BHA again applied to HUD for additional FSS coordinators in the spring of 2002. To date, the BHA has not received a response from HUD regarding the application.

	• Provide assistance to residents who wish to learn how to start their own businesses and provide funds to support a MICROLOAN program.	The BHA, through funding of a Resident Opportunity and Supportive Services grant, has partnered with the Center for Women Enterprise to underwrite the cost of 40 residents to participate in the CWE Community Entrepreneur Program. Through the same funding, the BHA has partnered with Dorchester Bay Economic Development Corporation to set-up a MICROLOAN program for graduates of the CWE Community Entrepreneur Program.
	• Facilitate the transition of Welfare-to-Work participants from welfare to meaningful permanent employment.	BHA was awarded 300 vouchers through its successful grant application. The Section 8 Welfare to Work program combines tenant based housing assistance with individual career counseling, one-on-one assessments and childcare referrals. BHA staff talk with tenants about their self-sufficiency goals at the first annual recertification, after the family has had a year to stabilize their family. Additional BHA partners are: DTA, the MBTA, Boston Edison, City of Boston's Office of Civil Rights, Job Training Alliance, JVS, Boston One-Stop Career Centers, One-with One, Morgan Memorial, MSPCC, and MAPC. There are no requirements for the BHA Welfare to Work Program. BHA staff strongly encourage residents to pursue goals that are important to them both financially and personally. It is difficult to quantify how many people are working as tenants are only required to meet with BHA staff once a year. Many Welfare to Work participants do work throughout the year but face significant obstacles including domestic violence, learning disabilities, low levels of education, medical issues, addiction, and inadequate child care. More client support overall from all providers is necessary to meet these obstacles. It's not just getting a job, but maintaining employment.
	• Implement Section 8 participant empowerment workshops.	Through the FSS program the BHA offers Section 8 participants regular workshops to assist with parenting, budgeting, credit repair, financial literacy, and stress management. The BHA has also expanded its housing search room to include information about children's day camps, ESL classes, career closets for professional attire, and other local community programs.
Objective: Provide or attract supportive services to improve assisted recipients' employability.		

	• Continue to seek funding to increase supportive services.	The Section 8 Welfare to Work program, FSS program, Family Unification program and Mainstream housing program for individual with disabilities continue to provide and attract support services to improve the employability of Section 8 participants through participation in networking activities sponsored by outside agencies. The BHA regularly participates in Section 8 Administrators Associations, MassNAHRO, CHAPA, NLHA meetings, committees, workshops and trainings. The BHA continues to seek partnerships with local community-based organizations to establish linkages that will allow public housing residents to (1) transition from welfare to work, (2) transition from unemployment to work, and (3) improve work skills to climb the economic ladder. Backing up these efforts, the BHA is an active member of the following organizations: • Job Training Alliance (JTA), a membership organization consisting of over 30 community-based training and related agencies committed to working with low-income Boston area residents to increase economic self-sufficiency; • Boston Workforce Development Coalition, a membership organization consisting of many of the same partners as the JTA, advocacy groups, community colleges, and CDCs. This group is especially active in developing vital career ladder projects with strong employer linkages. • Boston's Earned Income Tax Credit Action Coalition, a wide range of City Agencies, Community Based Organizations and Financial partners including the IRS, working to provide information on the Earned Income Tax Credits (Federal and State) and financial literacy in addition to free income tax preparation services at 16 locations throughout the city. The BHA will be sending information to all resident households (Family Developments) regarding the EITC as well as sharing this information with BHA employees and Section 8 participants. *Finally, the BHA is a member of the Boston Workforce Investment Board, which seeks to shape the workforce and education needs of City of Boston residents – from both the adult and youth perspectives.*
Objective: Provide or attract supportive services to increase independence for the elderly or families with disabilities.		

	• Continue to implement and manage the Resident Service Program at all Elderly/Disabled Program sites.	The BHA currently provides resident services at every Elderly/Disabled site. Of the properties managed directly by the BHA, the Resident Service Program is administered directly by BHA staff at 24 sites and via contract with local non-profits at the 3 South Boston sites and Torre Unidad. At the remaining 8 sites with private management, the management company is responsible for providing resident services. Update: on-going.
	• Take steps to implement a supportive services program for seniors at family developments.	The BHA has partnered with the Gerontology Institute of U-MASS Boston to conduct a needs assessment of seniors who reside in family developments. The purpose is to identify the range of needs in order to plan best how to address them. The BHA anticipates that the report from the Gerontology Institute will arrive in December 2002/January 2003.
	• Continue to seek funding to increase supportive services.	The BHA has applied for a 2002 ROSS grant application to fund the Resident Services Program. The BHA did receive funding through its 2001 application. This funding is critical to maintaining the program. Funds were obtained from the state to enhance services at State developments.
HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.		
PHA Goal: Ensure equal opportunity and affirmatively further fair housing.		
Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability.		
	• Continue with multi-lingual occupancy information sessions as well as reasonably accommodate persons with disabilities.	The videos the BHA had been using became outdated after the implementation of the new ACOP in April 2002. Due to budgetary constraints the BHA has not yet created new videos. It is our hope that we will be able to accomplish this in 2003.
	• Monitor site-based wait lists at Mission Main, Orchard Garden and Orchard Common 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. Take any steps necessary to remedy problems surfaced during the review and the steps necessary to affirmatively further fair housing.	The BHA conducted audits of the Admissions and Occupancy policies for Mission Main, Orchard Gardens and Orchard Commons in July, August and September of 2002. Copies of the results of these audits are scheduled to be reported to HUD by the end of 2002. In addition, please see the attachment to the Agency Plan called Assessment of Site-Based Waiting List Development Demographic Characteristics for more information.
Objective: 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 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.	The BHA developed a Civil Rights Guide that summarizes the BHA Civil Rights Protection Plan and lists important telephone numbers. The Guide is available at all BHA management offices in English, Spanish, Chinese, Vietnamese and Haitian Creole. A version in Somali is also available. The Civil Rights Guide was distributed to all residents as new leases were signed. The Guides are available upon request in alternative format. Copies of the Civil Rights Guides are also distributed in the Housing Service Center and at all management offices. The Civil Rights Protection Plan (CRPP) was updated in 2002 to reflect changes in the ACOP and current investigative trends. The changes have been approved by the Justice Department. The revised CRPP and Civil Rights Administrative Report form will be available in late 2002 or early 2003. The Civil Rights Guides will be edited to reflect changes to the CRPP approved by the U.S. Department of Justices as well as changes required by the adoption of a new Admissions and Occupancy Policy. The new Guides are expected to be distributed in early 2003. The changes will also place greater emphasis on discrimination based on sexual orientation and disability. Residents can file Civil Rights complaints at the management office or by calling the 24-hour civil rights hotline found in the Civil Rights Guide. A poster advertising the number in 8 languages (English, Spanish, Portuguese, Chinese, Vietnamese, Khmer, Russian, and Haitian Creole) is displayed at all management offices, tenant task force offices, at the Housing Service Center and at some administrative offices. The BHA continues to work closely with the Boston Police Department. BHA residents are protected from violations of their civil rights by other residents, guests, or any other persons under a resident's control by the BHA Zero Tolerance Policy. Beginning 4/1/00, each head of household was required to sign a certification agreeing that they are subject to eviction for violations of the policy annually. BHA residents were reminded of the Zero Tolerance Policy during Fair Housing Month, April 2002. Residents are also required to sign a new Zero Tolerance form each year at recertification. *-Continued-*

	•	*-Continued-* All new BHA employees are asked to sign a certification that they have received a copy of the Jane Doe Settlement and Agreement and Civil Rights Protection Plan and that they agree to act in accordance with BHA policies. The BHA continues to hold new employee orientation sessions as needed. Part of the orientation is a brief discussion of the Jane Doe Settlement and Agreement and employee responsibilities under the Civil Rights Protection Plan. Employees are evaluated on civil rights performance as part of the annual performance evaluation process. In April, May, and October 2002, the BHA held community meetings on Fair Housing and Public Safety at Mary Ellen McCormack, West Broadway, Charlestown, and Old Colony. The program included presentations by the BHA Administrator, the Director of Civil Rights, the Deputy Chief of the BHA Police, and personnel from the Boston City Police Department. A Local Tenant Organization representative at Mary Ellen McCormack spoke on the need to increase diversity and participation on the task force. A similar presentation was made by a representative of the Old Colony task force. The BHA had planned to hold Community Meetings on Civil Rights and Public Safety in each of the regions in the Winter 2000/Spring 2001. These were not held as the Administrator went on a listening tour meeting with the Task Force at each development on a variety of issues including civil rights. In December 2001 and June 2002 meetings on the Jane Doe settlement were held. All residents of Charlestown, Old Colony, Mary Ellen McCormack and West Broadway are notified via flyer in the communities and letters are sent to the local task forces. Interpreters are present at each meeting in Spanish, Chinese, Vietnamese, and, when available, Somali. An amendment in June 2001 to the Jane Doe settlement agreement resulted in the change from quarterly to semi-annual meetings. The final meeting under the Settlement Agreement will be held in December, 2002.

	• 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.	The 5 day workshop in Mediation, Leadership, and Team Building planned for 2001 was not held due to budgetary constraints. There is no rescheduled date. The mediation program run by the Civil Rights Department continues to mediate cases using trained BHA staff as well as staff from other City of Boston departments. The Civil Rights Department is continuing to do outreach at developments including using the movies followed by discussion and attending coffee hours to discuss civil rights, stressing BHA's Zero Tolerance Policy. A new program entitled "BHA Diversity Theatre" was developed in 2002. On December 6, 2002, the Civil Rights Department staff plan to present a play with BHA resident youth as actors and stage crew. The play, "Skin" by Dennis Foon, has a theme of racial and ethnic tolerance. In October 1999, the BHA initiated a two- day Civil Rights and Diversity training program that is required for all BHA employees. The training includes the legal and social context of discrimination, harassment, bias crime, and fair housing; the procedures of the Civil Rights Protection Plan; the issues and requirements of the Jane Doe Settlement and Agreement; and information to help employees develop the leadership skills need to take greater initiative to address, resolve and prevent bias or other incidents. The training also helps develop more cohesive working relationships through discussion of diversity. As of September 2002, 90% of BHA employees had completed the training. Additional sessions will be conducted as new staff are hired. Plans to design and offer a follow-up training have been placed on hold due to a major new effort to train all BHA staff on disability and reasonable accommodation issues beginning in November 2002. A half-day training is being planned. Training will include reasonable accommodation for residents, applicants and employees; determining undue financial burden; and communications. In addition, specialized training on physical accessibility was conducted in April and May 2002. Participants in that training included employees from Capital Construction, Real Estate Development, Planning, Operations managers and maintenance superintendents as well as selected other employees.
Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.		

	• Implement Voluntary Compliance Agreement signed with HUD in April 2002 to bring the number of accessible units to 5% of the total portfolio.	A consultant was hired to help the BHA to assess both programmatic and physical compliance with Section 504 and other relevant laws. Work began in December 2000 with final reports in November and December 2001. The consultants conducted specialized training for Operations (managers and maintenance staff) and Capital Construction and Real Estate Development. The training was designed with the input of persons from those departments. The VCA construction plan was developed considering a number of factors including accessibility to transportation and medical facilities as well an analysis of the current waiting list. Implementation of the first phase of the VCA construction plan has begun. Architects have been hired for both the family and elderly/disabled developments and initial design work has begun. Meetings have been held with the Local Tenant Organizations at all of the Phase 1 family and elderly developments. Community meetings at all Phase 1 developments will be scheduled for November and early December 2002. A draft relocation plan for Phase 1elderly/disabled developments has been drafted and is being circulated for comment. A separate draft relocation plan for Phase 1 family developments is going though a similar process. In addition to the VCA construction plan, the BHA expects to have a Transition Plan that will respond to the consultant's reports. The Plan will include an update of the 1995 Transition Plan, an analysis of need for accessible units, the On-Site Insight report of physical accessibility and a plan for correcting problems identified, the Piltch Associates report on programmatic accessibility and the BHA timeline for response, and a list of the advocacy groups consulted in the process. The Transition Plan will be completed by mid-November, 2002.

	• Implement reasonable accommodation procedure and process for all BHA applicants and residents in both public housing and Section 8 programs; also implement a corresponding training program for all BHA employees.	In February 2000, the BHA implemented a reasonable accommodation policy for residents and applicants of the public housing program. A Reasonable Accommodation Coordinator was designated and a Reasonable Accommodation Guide was developed for distribution at management offices, the Housing Service Center, and many administrative offices. Staff of the Occupancy, Civil Rights, and Legal Departments as well as site staff completed required training in January and February 2000. A reasonable accommodation in rental assistance policies and procedure (RARAPP) for Leased Housing was implemented in February 2001. *-Continued-*
		-Continued- In March 2001 selected front-line staff was trained on this RARAPP. Additional training for employees on reasonable accommodation and disability issues will be designed and implemented during 2002. The BHA initiated a system for computerizing unit / Applicant characteristic matching. Using this programming, Occupancy staff can identify how many units meet an Applicant's needs and which units these are. A Reasonable Accommodation Committee (RAC) was formed in the Spring of 2001 to review cases of persons who are requesting reasonable accommodations. The RAC is composed of staff from the following departments: Fair Housing, Civil Rights, Operations, Occupancy, Leased Housing, Administration, and MIS. Representatives from the Legal and Capital Construction Departments are available for consultation as needed.
PHA Goal: Decentralize the BHA based upon Real Estate Industry Practices and Standards:		
Objective: 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.	A key feature of site-based operations has been the availability of the CCS system at the various development offices. With access to this integrated database system, BHA site staff are able to access and enter the information they need to operate these site-based systems. Site based budgeting has been implemented as noted on page 5 in response to financial systems objectives. A Preventative Maintenance Program has been established at every development, including a site-specific plan upon which managers regularly report. Emergency Responses continues to be the joint responsibility of the Building Maintenance Services Department and the individual site staff. The site-based purchasing system was implemented in June 1999. A site-based work order system has been in place in the Elderly/Disabled Program for several years. However, this system did not allow for easy integration of the information from various sites. In April 2000 the managers were provided with access to CCS to input and track work orders directly. Update: Implementation of site based work orders in the Family Program was completed in April 2001. Site based rent collection activities have been significantly enhanced by site access to the central database. All other work was previously completed and is now on-going.
PHA Goal: Establish a comprehensive community participation process to ensure that all significant BHA policies receive appropriate review and recommendation:		
	• Continue to recognize current and approved LTO role to review and advise on new and amended BHA policy.	The BHA proactively sought the input and advice of the LTO's on several new and amended policies including: the Admissions and Continued Occupancy Policy; Maintenance Citation and Charge Procedures, After-Hours Lock-Out Policy, Pest Wars, the Community Service Policy; the Pet Policy and Implementation for both Elderly/Disabled Housing and Family Housing; the Residential Relocation and Rehousing Policy; the Reasonable Accommodation Policy and Procedures for Public Housing; the Comprehensive Grant Program Plan; the Public Housing Drug Elimination Program Application and the Annual Plan.
	• Establish a citywide tenant participation policy.	The BHA continues to support this objective and will provide resources to support this effort; we maintain that the primary organizers and developers of this policy should be residents.

	• Establish a Section 8 tenant participation policy.	Through policy review by the Resident Advisory Board, the Leased Housing program has taken steps to encourage Section 8 tenant participation. Considerable time and effort by residents is still required to establish a formal 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 Plan.	The BHA, in conjunction with Greater Boston Legal Services, the Committee for Boston Public Housing and the Massachusetts Senior Action Council, established a Resident Advisory Board in the Summer of 1999. Since then, the BHA has met regularly with the RAB to develop the BHA's Five-Year and Annual Plans. RAB elections were held in May 2001 and elected 10 representatives each for Family, Elderly / Disabled, and Section 8 for a total of 30 RAB members that will serve through May 2003. In addition, a number of alternates were elected if a RAB member is unable to complete the 2 year term.
	• Reestablish the BHA Monitoring Committee to respond to state statutory requirements.	The Monitoring Committee was reestablished and has developed and adopted new By-Laws. The BHA has been working with the Mayor's Office on a renomination process as required under the Massachusetts statute.

Revised November 19, 2003

FIVE-YEAR ACTION PLAN--FY03-FY07

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

PART I: Summary

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE		2,395,874	3,040,640	6,560,576	5,658,850
2-01	CHARLESTOWN		3,250,000	2,150,000	150,000	2,000,000
2-03	MISSION HILL		0	0	0	0
2-04	LENOX STREET		0	0	2,545,000	0
2-05	ORCHARD PARK	**See**	0	0	0	0
2-06	CATHEDRAL	**Annual**	1,943,000	385,919	0	0
2-07	HEATH STREET	**Statement**	0	1,954,000	2,933,000	4,910,095
2-08	MAVERICK		3,500,000	0	0	0
2-09	FRANKLIN HILL		700,000	1,994,750	0	0
2-11	WHITTIER STREET		170,000	2,023,000	932,000	485,000
2-13	WASHINGTON-BEECH		0	92,000	2,206,724	110,000
2-14	ALICE H. TAYLOR		2,222,500	530,300	162,000	0
2-19	BROMLEY PARK		500,000	2,811,000	750,000	2,150,000
2-23	MARY ELLEN McCORMACK		812,000	900,500	1,094,000	1,750,000
2-24	OLD COLONY		12,000	744,871	300,000	0
2-58	WEST NEWTON STREET/RUTLAND/E. SPRINGFIELD		30,000	0	110,000	47,000
2-82	COMMONWEALTH		456,325	370,000	0	160,000
2-89	FRANKLIN FIELD		1,727,000	0	150,000	1,510,585
2-93	HIGHLAND PARK		0	0	103,700	120,000
2-56	INFILL I / 2-59 INFILL II		0	0	0	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	1,100	10,000	0	0
2-27	ANNAPOLIS	**Annual**	0	0	244,160	75,000
2-28	ASHMONT	**Statement**	0	0	244,560	205,000
2-29	HOLGATE		95,000	85,000	0	143,000
2-30	FOLEY		90,000	0	0	0
2-32	GROVELAND		1,650	15,000	0	0
2-34	DAVISON		1,100	10,000	0	200,000
2-35	WASHINGTON STREET		2,750	25,000	0	350,000
2-36	WEST NINTH STREET		25,000	0	0	250,000
2-37	JOHN CARROLL		1,100	10,000	0	0
2-38	J. J. MEADE		1,100	10,000	0	150,000
2-40	MARTIN LUTHER KING JR. TOWERS		166,599	1,323,625	0	400,000
2-41	EVA WHITE		40,000	50,000	0	270,000
2-42	WALNUT PARK		25,000	0	0	0
2-45	AMORY STREET		980,300	0	685,000	0
2-47	GENERAL WARREN		0	0	35,000	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-49	TORRE UNIDAD	**See Annual Statement**	775,000	0	780,000	225,000
2-50	ROCKLAND		97,915	726,500	155,310	200,000
2-51	CODMAN		59,107	346,425	363,500	0
2-52	HERITAGE		193,979	1,381,625	650,000	0
2-53	ST. BOTOLPH STREET		65,431	499,375	10,000	0
2-54	PASCIUCCO		0	0	200,000	400,000
2-57	LOWER MILLS		0	0	70,000	0
2-61	AUSONIA		75,000	0	250,000	0
2-62	HASSAN		95,000	0	85,000	0
2-70	SPRING STREET		3,300	30,000	0	0
2-71	PATRICIA WHITE		3,300	30,000	0	0
2-72	ROSLYN		4,400	40,000	0	0
2-77	BELLFLOWER		0	0	0	0
2-83	PEABODY/ENGLEWOOD		44,400	0	0	0
2-90	JOSEPH C. MALONE		3,300	30,000	0	0
2-95	COMMONWEALTH EDERLY		0	0	0	0
2-98	HAMPTON HOUSE		0	50,000	0	0
2-44	FREDERICK DOUGLASS		0	50,000	0	0
2-127	WASHINGTON MANOR		0	50,000	0	0

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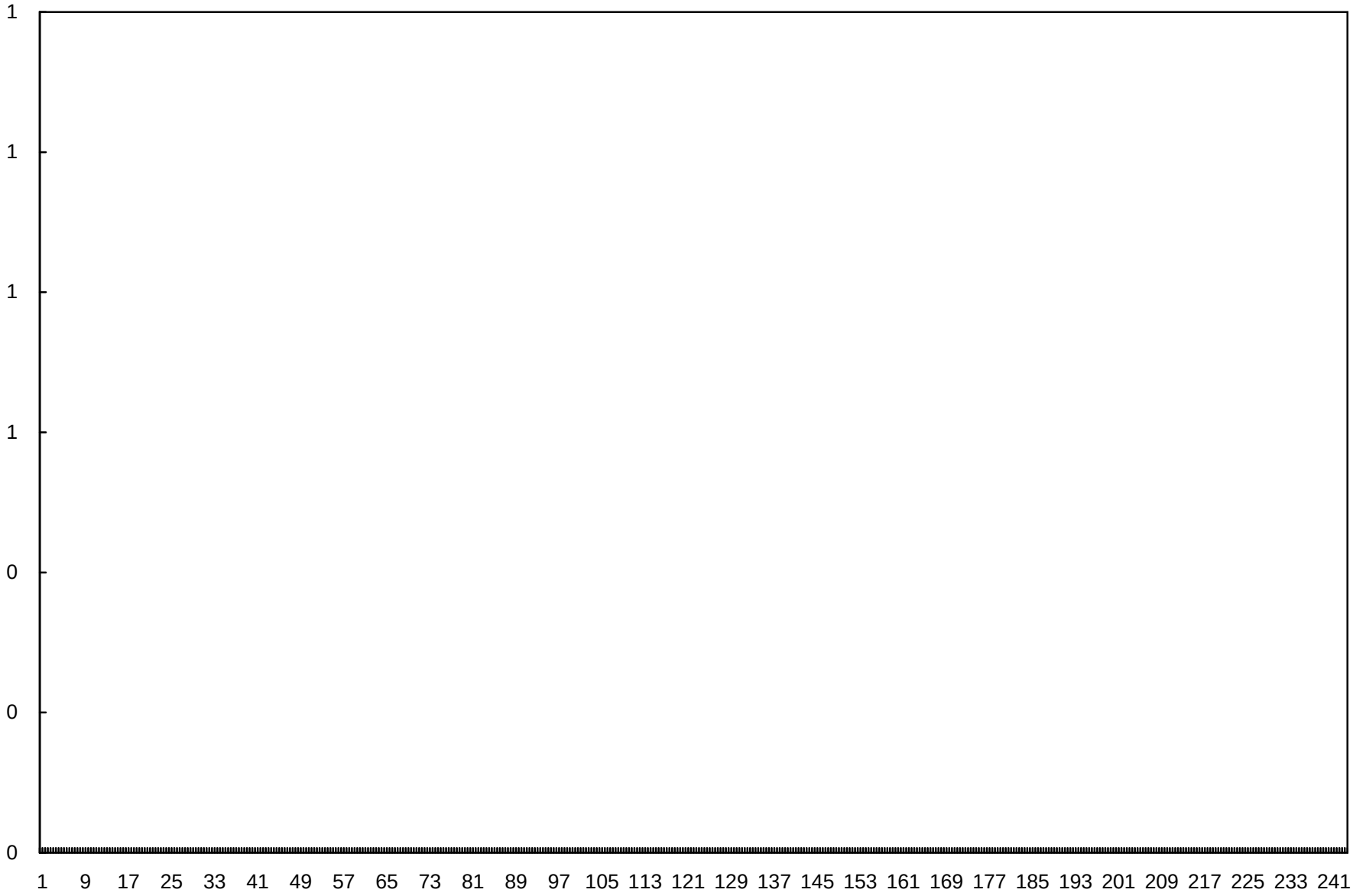
A. Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
B. Physical Improvements Subtotal	**See Annual Statement**	16,249,939	21,474,420	20,325,340	21,199,470
C. Management Improvements		2,905,526	2,905,526	2,905,526	2,905,526
D. HA-Wide Nondwelling Structures & Equipment		0	0	160,000	125,000
E. Administration		2,779,927	2,779,927	2,779,927	2,779,927
F. Other		1,013,881	489,400	1,478,480	639,350
G. Operations		1,600,000	400,000	400,000	400,000
H. Demolition					
I. Replacement Reserves					
J. Mod Used for Development		3,500,000	0	0	0
K. Total CFP Funds		28,049,273	28,049,273	28,049,273	28,049,273
L. Total Non-CFP Funds					
M. Grand Total					
Signature of Executive Director & Date:					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FIVE-YEAR ACTION PLAN--FY03-FY07

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 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-00	**AUTHORITY-WIDE**					
	CLERKS	**See**	198,287	184,652	365,000	365,000
	CONSULTANT		437,090	450,200	450,200	0
	RELOCATION		64,350	64,350	64,350	64,350
	CONTINGENCY	**Annual**	424,372	1,635,000	1,631,026	979,500
	BASEMENTS					
	A&E	**Statement**			150,000	
	UNDERGROUND UTILITIES					
	A&E				200,000	
	Construction					600,000
	USTs					
	A&E		90,000	100,000	200,000	200,000
	Construction		110,000	100,000	250,000	250,000
	LEAD PAINT ABATEMENT					
	A&E		50,000	50,000	150,000	100,000
	Construction		195,000	80,000	500,000	500,000
	Relocation		10,000	5,000		
	VACANT UNIT REHAB		470,000	264,000	2,600,000	2,600,000
	504 COMPLIANCE					
	Clerk		113,275	107,438		
	Construction		233,500			
	Total		2,395,874	3,040,640	6,560,576	5,658,850

FIVE-YEAR ACTION PLAN--FY03-FY07

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-01	**CHARLESTOWN**					
	FIRE PROTECTION	**See**		750,000		
	BASEMENTS	**Annual**		1,400,000		
	BUILDING ENVELOPE	**Statement**	750,000			2,000,000
	ELECTRICAL	**Statement**	500,000			
	504 COMPLIANCE		2,000,000			
	A&E				150,000	
	Total		3,250,000	2,150,000	150,000	2,000,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-03	**MISSION HILL**					
	DEVELOPMENT	**See Annual Statement**	0	0	0	0
	Total		0	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-04	**LENOX STREET**					
	ELECTRICAL	**See**			2,445,000	
	504 COMPLIANCE	**Annual**				
	A&E	**Statement**			100,000	
	Total		0	0	2,545,000	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-05	**ORCHARD PARK**					
	DEVELOPMENT	**See Annual Statement**	0	0	0	0
	Total		0	0	0	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-06	**CATHEDRAL**					
	SITE	**See**		260,919		
	504 COMPLIANCE	**Annual**	1,313,000			
	UNDERGROUND UTILITIES	**Statement**	10,000			
	ELEVATORS	**Statement**	200,000	125,000		
	VACANT UNIT REHAB		420,000			
	Total		1,943,000	385,919	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-07	**HEATH STREET**					
	DWELLING CONSTRUCTION	**See**		1,400,000	2,800,000	2,800,000
	ROOFS	**Annual**				1,710,095
	FIRE PROTECTION	**Statement**				250,000
	504 COMPLIANCE(Common area)			42,000		
	504 COMPLIANCE(Units)			512,000		
	A&E				133,000	150,000
	RELOCATION					
	Total		0	1,954,000	2,933,000	4,910,095

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-08	**MAVERICK**					
	DEVELOPMENT	**See Annual Statement**	3,500,000			
	Total		3,500,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-09	**FRANKLIN HILL**					
	ROOFS	**See**		1,912,000		
	504 COMPLIANCE	**Annual**	700,000			
	A&E	**Statement**		82,750		
	Total		700,000	1,994,750	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-11	**WHITTIER STREET**					
	BASEMENTS	**See**				485,000
	HVAC	**Annual**			792,000	
	ELEVATORS	**Statement**	90,000	110,000		
	USTs		40,000			
	FIRE PROTECTION				60,000	
	504 COMPLIANCE			1,913,000		
	A&E		40,000		80,000	
	RELOCATION					
	Total		170,000	2,023,000	932,000	485,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-13	**WASHINGTON-BEECH**					
	BASEMENTS	**See**				110,000
	ROOFS	**Annual**			1,660,360	
	FIRE PROTECTION	**Statement**			546,364	
	504 COMPLIANCE					
	A&E			92,000		
	Total		0	92,000	2,206,724	110,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-14	**ALICE H. TAYLOR**					
	FIRE PROTECTION	**See**		450,000		
	NON-DWELLING CONSTRUCTION	**Annual**			150,000	
	ELEVATORS	**Statement**	270,000	30,000		
	BUILDING ENVELOPE		90,000			
	504 COMPLIANCE(Common area)		152,500			
	504 COMPLIANCE(Units)		1,710,000			
	A&E			50,300	12,000	
	RELOCATION					
	Total		2,222,500	530,300	162,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-19	**BROMLEY PARK**					
	HVAC	**See**				2,150,000
	BASEMENTS	**Annual**			600,000	
	ELEVATORS	**Statement**	500,000	200,000		
	504 COMPLIANCE(Common area)			787,000		
	504 COMPLIANCE(Units)			1,824,000		
	A&E				150,000	
	RELOCATION					
	Total		500,000	2,811,000	750,000	2,150,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-23	**MARY ELLEN McCORMACK**					
	BASEMENTS	**See**			900,000	
	BUILDING ENVELOPE	**Annual**			54,000	1,750,000
	LEAD PAINT ABATEMENT	**Statement**	400,000			
	HVAC		350,000			
	504 COMPLIANCE			900,500		
	A&E		50,000		140,000	
	RELOCATION(504 Compliance)		12,000			
	Total		812,000	900,500	1,094,000	1,750,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-24	**OLD COLONY**					
	BASEMENTS	**See**		89,871		
	BUILDING ENVELOPE	**Annual**			300,000	
	504 COMPLIANCE	**Statement**		655,000		
	RELOCATION(504 Compliance)		12,000			
	Total		12,000	744,871	300,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-55	**EVANS STREET**	**See Annual Statement**				
	Total		0	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-56	**INFILL I**					
		See Annual Statement	0	0	0	0
	Total		0	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-58	**W. NEWTON STREET/RUTLAND / E. SPRINGFIELD**					
	FIRE PROTECTION	**See**			100,000	
	USTs	**Annual**	20,000			
		Statement				
	A&E	**Statement**	10,000		10,000	47,000
	Total		30,000	0	110,000	47,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-59	**INFILL II**	**See Annual Statement**	0	0	0	0
	Total		0	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-82	**COMMONWEALTH**					
	BASEMENTS	**See**				160,000
	ELEVATORS	**Annual**	300,000	100,000		
	FIRE PROTECTION	**Statement**		250,000		
	HVAC		66,325			
	USTs		50,000			
	504 COMPLIANCE					
	A&E		40,000	20,000		
	Total		456,325	370,000	0	160,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-89	**FRANKLIN FIELD**					
	BASEMENTS	**See**				360,585
	ELECTRICAL	**Annual**				450,000
	FIRE PROTECTION	**Statement**				650,000
	504 COMPLIANCE		1,727,000			
	A&E				150,000	50,000
	Total		1,727,000	0	150,000	1,510,585

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-93	**HIGHLAND PARK**					
	ROOFS	**See**			10,000	
	BUILDING ENVELOPE	**Annual**			78,700	
	ELECTRICAL	**Statement**				20,000
	FIRE PROTECTION					100,000
	A&E				15,000	
	Total		0	0	103,700	120,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-26	**MARGARET COLLINS**	**See**				
	504 COMPLIANCE	**Annual**		10,000		
	A&E(504 Compliance)	**Statement**	1,100			
	Total		1,100	10,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-27	**ANNAPOLIS**					
	DWELLING CONSTRUCTION	**See**			224,000	
	NON-RESIDENTIAL AREAS	**Annual**				75,000
	504 COMPLIANCE	**Statement**				
	A&E				20,160	
	Total		0	0	244,160	75,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-28	**ASHMONT**					
	DWELLING CONSTRUCTION	**See**			224,400	175,000
	SITE IMPROVEMENTS	**Annual**				30,000
	504 COMPLIANCE	**Statement**				
	A&E				20,160	
	Total		0	0	244,560	205,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-29	**HOLGATE**					
	BUILDING ENVELOPE	**See**		85,000		
	DWELLING CONSTRUCTION	**Annual**				40,000
	NON-RESIDENTIAL AREAS	**Statement**				
	ELEVATORS					100,000
	ELECTRICAL		35,000			
	504 COMPLIANCE		60,000			
	A&E					3,000
	Total		95,000	85,000	0	143,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-30	**FOLEY**					
	504 COMPLIANCE	**See**	90,000			
	A&E	**Annual**				
		Statement				
	Total		90,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-32	**GROVELAND**					
	DWELLING CONSTRUCTION	**See**				
	504 COMPLIANCE	**Annual**		15,000		
	A&E(504 Compliance)	**Statement**	1,650			
	Total		1,650	15,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-34	**DAVISON**					
	DWELLING CONSTRUCTION	**See**				200,000
	504 COMPLIANCE	**Annual**		10,000		
	A&E(504 Compliance)	**Statement**	1,100			
	Total		1,100	10,000	0	200,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-35	**WASHINGTON STREET**					
	DWELLING CONSTRUCTION	**See**				350,000
	HVAC	**Annual**				
	504 COMPLIANCE	**Statement**		25,000		
	A&E(504 Compliance)		2,750			
	Total		2,750	25,000	0	350,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-36	**WEST NINTH STREET**					
	DWELLING CONSTRUCTION	**See**				250,000
	504 COMPLIANCE	**Annual**	25,000			
	A&E	**Statement**				
	Total		25,000	0	0	250,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-37	**JOHN CARROLL**					
	HVAC	**See**				
	504 COMPLIANCE	**Annual**		10,000		
	A&E(504 Compliance)	**Statement**	1,100			
	Total		1,100	10,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-38	**J.J. MEADE**					
	DWELLING CONSTRUCTION	**See**				150,000
	ELECTRICAL	**Annual**				
	504 COMPLIANCE	**Statement**		10,000		
	A&E(504 Compliance)		1,100			
	Total		1,100	10,000	0	150,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-40	**MLK TOWERS**					
	DWELLING CONSTRUCTION	**See**				400,000
	504 COMPLIANCE	**Annual**		1,323,625		
	A&E(504 Compliance)	**Statement**	166,599			
	Total		166,599	1,323,625	0	400,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-41	**EVA WHITE**					
	DWELLING CONSTRUCTION	**See**				270,000
	ELECTRICAL	**Annual**		50,000		
	504 COMPLIANCE	**Statement**	40,000			
	A&E					
	Total		40,000	50,000	0	270,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-42	**WALNUT PARK**					
	504 COMPLIANCE	**See**	25,000			
	A&E	**Annual**				
		Statement				
	Total		25,000	0	0	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-45	**AMORY STREET**					
	DWELLING CONSTRUCTION	**See**			600,000	
	BUILDING ENVELOPE	**Annual**			85,000	
	504 COMPLIANCE	**Statement**	980,300			
	A&E					
	Total		980,300	0	685,000	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-47	**GENERAL WARREN**					
	SITE IMPROVEMENTS	**See**			35,000	
	HVAC	**Annual**				
	504 COMPLIANCE	**Statement**				
	A&E					
	Total		0	0	35,000	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-49	**TORRE UNIDAD**					
	DWELLING CONSTRUCTION	**See**			600,000	175,000
	BUILDING ENVELOPE	**Annual**				
	ELECTRICAL	**Statement**			150,000	
	NON-RESIDENTIAL AREAS					50,000
	504 COMPLIANCE		775,000			
	A&E				30,000	
	Total		775,000	0	780,000	225,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-50	**ROCKLAND**					
	DWELLING CONSTRUCTION	**See**			150,000	200,000
	BUILDING ENVELOPE	**Annual**				
	ELECTRICAL	**Statement**				
	504 COMPLIANCE			726,500		
	A&E(504 Compliance)		97,915		5,310	
	Total		97,915	726,500	155,310	200,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-51	**CODMAN**					
	DWELLING CONSTRUCTION	**See**			200,000	
	PLUMBING	**Annual**			150,000	
	504 COMPLIANCE	**Statement**		346,425		
	A&E(504 Compliance)		59,107		13,500	
	Total		59,107	346,425	363,500	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-52	**HERITAGE**					
	DWELLING CONSTRUCTION	**See**			500,000	
	ELECTRICAL	**Annual**			150,000	
	504 COMPLIANCE	**Statement**		1,381,625		
	A&E(504 Compliance)		193,979			
	Total		193,979	1,381,625	650,000	0

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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 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-53	**ST. BOTOLPH STREET**					
	NON-RESIDENTIAL AREAS				10,000	
	504 COMPLIANCE	**See**		499,375		
	A&E(504 Compliance)	**Annual**	65,431			
		Statement				
	Total		65,431	499,375	10,000	0

FIVE-YEAR ACTION PLAN--FY03-FY07

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 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-54	**PASCIUCCO**					
	DWELLING CONSTRUCTION	**See**			200,000	400,000
	504 COMPLIANCE	**Annual**				
	A&E	**Statement**				
	Total		0	0	200,000	400,000

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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 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-57	**LOWER MILLS**					
	ELECTRICAL				70,000	
	504 COMPLIANCE	**See Annual Statement**				
	Total		0	0	70,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-61	**AUSONIA**					
	DWELLING CONSTRUCTION	**See**			250,000	
	504 COMPLIANCE	**Annual**	75,000			
	A&E	**Statement**				
	Total		75,000	0	250,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-62	**HASSAN**					
	BUILDING ENVELOPE	**See**	95,000			
	ELECTRICAL	**Annual**			75,000	
	504 COMPLIANCE	**Statement**				
	A&E				10,000	
	Total		95,000	0	85,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-70	**SPRING STREET**					
	504 COMPLIANCE	**See**		30,000		
	A&E(504 Compliance)	**Annual**	3,300			
		Statement				
	Total		3,300	30,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-71	**PATRICIA WHITE**					
	504 COMPLIANCE	**See**		30,000		
	A&E(504 Compliance)	**Annual**	3,300			
		Statement				
	Total		3,300	30,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-72	**ROSLYN**					
	504 COMPLIANCE	**See**		40,000		
	A&E(504 Compliance)	**Annual**	4,400			
		Statement				
	Total		4,400	40,000	0	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-77	**BELLFLOWER**					
	504 COMPLIANCE	**See**				
	A&E	**Annual**				
		Statement				
	Total		0	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-83	**PEABODY SQUARE**					
	504 COMPLIANCE	**See**	40,000			
	A&E(504 Compliance)	**Annual**	4,400			
		Statement				
	Total		44,400	0	0	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-90	**JOSEPH C. MALONE**					
	504 COMPLIANCE	**See**		30,000		
	A&E(504 Compliance)	**Annual**	3,300			
		Statement				
	Total		3,300	30,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-98	**HAMPTON HOUSE**					
	BUILDING ENVELOPE	**See**		50,000		
	HVAC	**Annual**				
	504 COMPLIANCE	**Statement**				
	Total		0	50,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-126	**FREDERICK DOUGLASS**					
	BUILDING ENVELOPE	**See**		50,000		
	HVAC	**Annual**				
	504 COMPLIANCE	**Statement**				
	Total		0	50,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-127	**WASHINGTON MANOR**					
	BUILDING ENVELOPE	**See**		50,000		
	HVAC	**Annual**				
	504 COMPLIANCE	**Statement**				
	Total		0	50,000	0	0
			20,569,530	21,769,530	21,769,530	21,769,530

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-00	**PRODUCTIVITY IMPROVEMENTS**					
	COMPUTERS		99,625	99,625	99,625	99,625
	COPIERS/OFFICE EQUIPMENT	**See**	13,692	13,692	13,692	13,692
	VEHICLES		55,973	55,973	55,973	55,973
		Annual				
			169,290	**169,290**	**169,290**	**169,290**
		Statement				
2-00	**MANAGEMENT IMPROVEMENTS**					
	YOUTH SERVICES		0	0	0	0
	ELDERLY SERVICES		419,429	419,429	419,429	419,429
	FAMILY SERVICES		0	0	0	0
	COMMUNITY SERVICES		550,983	550,983	550,983	550,983
	PUBLIC SAFETY		1,074,402	1,074,402	1,074,402	1,074,402
	OCCUPANCY		296,246	296,246	296,246	296,246
	RAPID OCCUPANCY		0	0	0	0
	MIS		296,783	296,783	296,783	296,783
	STAFF TRAINING		0	0	0	0
	RISK MANAGEMENT		151,494	151,494	151,494	151,494
	COMPLIANCE OFFICER		0	0	0	0
	RENT COLLECTION		52,460	52,460	52,460	52,460
	GRIEVANCE PANEL		63,729	63,729	63,729	63,729
	AUTHORITY WIDE MIP FUNDS		0	0	0	0
			2,905,526	**2,905,526**	**2,905,526**	**2,905,526**
	Total		**3,074,816**	**3,074,816**	**3,074,816**	**3,074,816**

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
	ADMINISTRATIVE					
2-00	OPERATIONS	**See**	1,600,000	400,000	400,000	400,000
2-00	ADMINISTRATION	**See**	2,804,927	2,804,927	2,804,927	2,804,927
		Statement				
	Total		4,404,927	3,204,927	3,204,927	3,204,927

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
2-08	**MAVERICK DEVELOPMENT** **(HOPE VI Program)** Development and new construction program approved and funded through HOPE VI with additional Development Funds monies	**See Annual Statement**				
	Grand Totals		28,049,273	28,049,273	28,049,273	28,049,273

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U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-01, Charlestown: Building Envelope		750,000			
	MA2-01, Charlestown: Electrical		500,000	MA2-01, Charlestown: Fire Protection		750,000
	MA2-01, Charlestown: 504 Compliance		2,000,000	MA2-01, Charlestown: Basements		1,400,000
			3,250,000			2,150,000
	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			MA2-05, Orchard Park		
			0			0
	MA2-06, Cathedral: Elevators		200,000	MA2-06, Cathedral: Site		260,919
	MA2-06, Cathedral: Underground Utilities		10,000	MA2-06, Cathedral: Elevators		125,000
	MA2-06, Cathedral: 504 Compliance		1,313,000			385,919
	MA2-06, Cathedral: Vacant Unit Rehab		420,000			
			1,943,000	MA2-07, Heath Street: Dwelling Construction		1,400,000
				MA2-07, Heath Street: 504 Compliance		42,000
	MA2-07, Heath Street		0	MA2-07, Heath Street: Vacant Unit Rehab/504		512,000
						1,954,000
			0			
	MA2-08, Maverick: Development		3,500,000	MA2-08, Maverick: Development		0
			3,500,000			0
	MA2-09, Franklin Hill: 504 Compliance		700,000	MA2-09, Franklin Hill: Roofs		1,912,000
				MA2-09, Franklin Hill: A&E		82,750
			700,000			1,994,750
	Subtotal of Estimated Cost		9,018,000	Subtotal of Estimated Cost		6,484,669

form HUD-52834 (1/95)

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Work Statement for Year 1 FFY:2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
				MA2-01, Charlestown: Building Envelope		2,000,000
	MA2-01, Charlestown: A&E		150,000			
See			150,000			2,000,000
Annual	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
Statement			0			0
	MA2-04, Lenox Street: Electrical		2,445,000	MA2-04, Lenox Street		
	MA2-04, Lenox Street: A&E		100,000			0
			2,545,000			
				MA2-05, Orchard Park		0
	MA2-05, Orchard Park		0			0
			0			
				MA2-06, Cathedral: Non-Dwelling construction		0
	MA2-06, Cathedral		0			0
			0	MA2-07, Heath Street: Dwelling Construction		2,800,000
				MA2-07, Heath Street: Roofs		1,710,095
	MA2-07, Heath Street: Dwelling Construction		2,800,000	MA2-07, Heath Street: Fire Protection		250,000
	MA2-07, Heath Street: A&E		133,000	MA2-07, Heath Street: A&E		150,000
			2,933,000			4,910,095
	MA2-08, Maverick: Development		0	MA2-08, Maverick: Development		0
			0			0
	MA2-09, Franklin Hill:		0	MA2-09, Franklin Hill:		0
			0			0
	Subtotal of Estimated Cost		5,628,000	Subtotal of Estimated Cost		6,910,095

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Work Statement for Year 1 FFY:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-11, Whittier Street: Elevators		90,000	MA2-11, Whittier Street: Elevators		110,000
	MA2-11, Whittier Street: USTs		40,000	MA2-11, Whittier Street: 504 Compliance		1,913,000
See	MA2-11, Whittier Street: A&E		40,000			
			170,000			2,023,000
Statement	MA2-13, Washington-Beech:		0	MA2-13, Washington-Beech: A&E		92,000
			0			
						92,000
	MA2-14, Alice H. Taylor: Elevators		270,000			
	MA2-14, Alice H. Taylor: Building Envelope		90,000	MA2-14, Alice H. Taylor: Elevators		30,000
	MA2-14, Alice H. Taylor: 504 Compliance		152,500	MA2-14, Alice H. Taylor: Fire Protection		450,000
	MA2-14, Alice H. Taylor: Vacant Unit Rehab/504		1,710,000	MA2-14, Alice H. Taylor: A&E		50,300
			2,222,500			530,300
				MA2-19, Bromley Park: Elevators		200,000
	MA2-19, Bromley Park: Elevators		500,000	MA2-19, Bromley Park: 504 Compliance		787,000
				MA2-19, Bromley Park: Vacant Unit Rehab/504		1,824,000
			500,000			2,811,000
	MA2-23, M.E. McCormack: HVAC		350,000			
	MA2-23, M.E. McCormack: Lead Paint Abatement		400,000			
	MA2-23, M.E. McCormack: A&E		50,000	MA2-23, M.E. McCormack: 504 Compliance		900,500
	MA2-23, M.E. McCormack: Relocation		12,000			
			812,000			900,500
	MA2-24, Old Colony: Relocation		12,000	MA2-24, Old Colony: Basement		89,871
				MA2-24, Old Colony: 504 Compliance		655,000
			12,000			744,871
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	Subtotal of Estimated Cost		3,716,500	Subtotal of Estimated Cost		7,101,671

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-11, Whittier Street: HVAC		792,000			
	MA2-11, Whittier Street: Fire Protection		60,000	MA2-11, Whittier Street: Basement		485,000
	MA2-11, Whittier Street: A&E		80,000			
			932,000			485,000
	MA2-13, Washington-Beech: Roofs		1,660,360	MA2-13, Washington-Beech: Basement		110,000
	MA2-13, Washington-Beech: Fire Protection		546,364			
			2,206,724			110,000
	MA2-14, Alice H. Taylor: Non-Dwelling construction		150,000	MA2-14, Alice H. Taylor		0
	MA2-14, Alice H. Taylor: A&E		12,000			
			162,000			0
	MA2-19, Bromley Park: Basement		600,000	MA2-19, Bromley Park: HVAC		2,150,000
	MA2-19, Bromley Park: A&E		150,000			
			750,000			2,150,000
	MA2-23, M.E. McCormack: Basement		900,000			
	MA2-23, M.E. McCormack: Building Envelope		54,000	MA2-23, M.E. McCormack: Building Envelope		1,750,000
	MA2-23, M.E. McCormack: A&E		140,000			
			1,094,000			1,750,000
	MA2-24, Old Colony: Building Envelope		300,000	MA2-24, Old Colony		0
			300,000			0
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	Subtotal of Estimated Cost		5,444,724	Subtotal of Estimated Cost		4,495,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-56, Infill I		0	MA2-56, Infill I		0
			0			0
	MA2-58, West Newton Street/Rutland/ E. Springfield: USTs		20,000	MA2-58, West Newton Street/Rutland/ E. Springfield		0
	MA2-58, West Newton Street/Rutland/ E. Springfield: A&E		10,000			
			30,000			0
	MA2-59,Infill II		0	MA2-59,Infill II		0
			30,000			
				MA2-82, Commonwealth: Elevator		100,000
	MA2-82, Commonwealth: HVAC		66,325	MA2-82, Commonwealth: Fire Protection		250,000
	MA2-82, Commonwealth: Elevator		300,000	MA2-82, Commonwealth: A&E		20,000
	MA2-82, Commonwealth: USTs		50,000			370,000
	MA2-82, Commonwealth: A&E		40,000			
			456,325	MA2-89, Franklin Field:		0
	MA2-89, Franklin Field: 504 Compliance		1,727,000			0
			1,727,000	MA2-93, Highland Park:		0
	MA2-93, Highland Park		0			0
	Subtotal of Estimated Cost		2,228,325	Subtotal of Estimated Cost		370,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-56, Infill I		0	MA2-56, Infill I		0
See			0			0
Annual	MA2-58, West Newton Street/Rutland/ E. Springfield: Fire Protection		100,000	MA2-58, West Newton Street/Rutland/ E. Springfield: A&E		47,000
	MA2-58, West Newton Street/Rutland/ E. Springfield: A&E		10,000			
Statement			110,000			47,000
	MA2-59,Infill II		0	MA2-59,Infill II		0
			0			0
	MA2-82, Commonwealth		0	MA2-82, Commonwealth: Basements		160,000
			0			160,000
	MA2-89, Franklin Field: A&E		150,000	MA2-89, Franklin Field: Basement		360,585
				MA2-89, Franklin Field: Electrical		450,000
			150,000	MA2-89, Franklin Field: Fire Protection		650,000
				MA2-89, Franklin Field: A&E		50,000
						1,510,585
	MA2-93, Highland Park: Roofs		10,000	MA2-93, Highland Park: Electrical		20,000
	MA2-93, Highland Park: Building Envelope		78,700	MA2-93, Highland Park: Fire Protection		100,000
	MA2-93, Highland Park: A&E		15,000			120,000
			103,700			
	Subtotal of Estimated Cost		363,700	Subtotal of Estimated Cost		1,837,585

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Work Statement for Year 1 FFY:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide: Vacant Unit Rehab		470,000	MA2-00, HA-Wide: Vacant Unit Rehab		264,000
	MA2-00, HA-Wide: USTs			MA2-00, HA-Wide: USTs		
	A&E		90,000	*A&E*		100,000
	Construction		110,000	*Construction*		100,000
	MA2-00, HA-Wide: Lead Paint Abatement			MA2-00, HA-Wide: Lead Paint Abatement		
	A&E		50,000	*A&E*		50,000
	Construction		195,000	*Construction*		80,000
	Relocation		10,000	*Relocation*		5,000
	MA2-00, HA-Wide: 504 Compliance			MA2-00, HA-Wide: 504 Compliance		
	Clerk		113,275	*Clerk*		107,438
	Construction		233,500			
	MA2-00, HA-Wide: Clerks		198,287	MA2-00, HA-Wide: Clerks		184,652
	MA2-00, HA-Wide: Consultant		437,090	MA2-00, HA-Wide: Consultant		450,200
	MA2-00, HA-Wide: Relocation		64,350	MA2-00, HA-Wide: Relocation		64,350
	MA2-00, HA-Wide: Contingency		424,372	MA2-00, HA-Wide: Contingency		667,871
			2,395,874			2,073,511
	MA2-00, HA-Wide Prod. Imp.: Computers		99,625	MA2-00, HA-Wide Prod. Imp.: Computers		99,625
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		13,692	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		13,692
	MA2-00, HA-Wide Prod. Imp.: Vehicles		55,973	MA2-00, HA-Wide Prod. Imp.: Vehicles		55,973
			169,290			169,290
	Subtotal of Estimated Cost		2,565,164	Subtotal of Estimated Cost		2,242,801

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	MA2-00, HA-Wide: Vacant Unit Rehab		2,600,000	MA2-00, HA-Wide: Vacant Unit Rehab		2,600,000
	MA2-00, HA-Wide: USTs			MA2-00, HA-Wide: USTs		
	A&E		200,000	*A&E*		200,000
	Construction		250,000	*Construction*		250,000
	MA2-00, HA-Wide: Lead Paint Abatement			MA2-00, HA-Wide: Lead Paint Abatement		
	A&E		150,000	*A&E*		100,000
	Construction		500,000	*Construction*		500,000
	MA2-00, HA-Wide: Underground Utilities			MA2-00, HA-Wide: Underground Utilities		
	A&E		200,000	*Construction*		600,000
	MA2-00, HA-Wide: Basements			MA2-00, HA-Wide: Clerks		365,000
	A&E		150,000	MA2-00, HA-Wide: Consultant		0
				MA2-00, HA-Wide: Relocation		64,350
	MA2-00, HA-Wide: Clerks		365,000	MA2-00, HA-Wide: Contingency		979,500
	MA2-00, HA-Wide: Consultant		450,200			
	MA2-00, HA-Wide: Relocation		64,350			
	MA2-00, HA-Wide: Contingency		631,026			5,658,850
			5,560,576			
	MA2-00, HA-Wide Prod. Imp.: Computers		99,625	MA2-00, HA-Wide Prod. Imp.: Computers		99,625
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		13,692	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		13,692
	MA2-00, HA-Wide Prod. Imp.: Vehicles		55,973	MA2-00, HA-Wide Prod. Imp.: Vehicles		55,973
			169,290			169,290
	Subtotal of Estimated Cost		5,729,866	Subtotal of Estimated Cost		5,828,140

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-26, Margaret Collins: A&E(504 Compliance)		1,100	MA2-26, Margaret Collins: 504 Compliance		10,000
			1,100			10,000
	MA2-29, Holgate: Electrical		35,000	MA2-29, Holgate: Building Envelope		85,000
	MA2-29, Holgate: 504 Compliance		60,000			
			95,000			85,000
	MA2-30, Foley: 504 Compliance		90,000	MA2-32, Groveland: 504 Compliance		15,000
			90,000			15,000
	MA2-32, Groveland: A&E(504 Compliance)		1,650	MA2-34, Davison: 504 Compliance		10,000
			1,650			10,000
	MA2-34, Davison: A&E(504 Compliance)		1,100	MA2-35, Washington St: 504 Compliance		25,000
			1,100			25,000
	MA2-35, Washington St.: A&E(504 Compliance)		2,750	MA2-37, John Carroll: 504 Compliance		10,000
			2,750			10,000
	MA2-36, West Ninth St.: 504 Compliance		25,000	MA2-38, J.J. Meade: 504 Compliance		10,000
			25,000			10,000
	MA2-37, John Carroll: A&E(504 Compliance)		1,100			
			1,100	MA2-38, J.J. Meade: Unit Modernization		160,000
	MA2-38, J.J. Meade: A&E(504 Compliance)+C424		1,100			
			1,100	MA2-38, J.J. Meade: A/E		14,400
						174,400
	Subtotal of Estimated Cost		218,250	Subtotal of Estimated Cost		252,200

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-27, Annapolis: Dwelling Construction		224,000	MA2-27, Annapolis: Non-Residential Areas		75,000
	MA2-27, Annapolis: A&E		20,160			
See			244,160			75,000
Annual	MA2-28, Ashmont: Dwelling Construction		224,000	MA2-28, Ashmont: Dwelling Construction		175,000
	MA2-28, Ashmont: A&E		20,160	MA2-28, Ashmont: Site		30,000
Statement			244,160			205,000
				MA2-29, Holgate: Dwelling Construction		40,000
				MA2-29, Holgate: Non-Residential Areas		100,000
				MA2-29, Holgate: 504 Compliance		3,000
						143,000
				MA2-34, Davison: Dwelling Construction		200,000
						200,000
				MA2-35, Washington St.: Dwelling Construction		350,000
						350,000
				MA2-36, West Ninth St.: Dwelling Construction		250,000
						250,000
				MA2-38, J.J. Meade: Dwelling Construction		150,000
						150,000
	Subtotal of Estimated Cost		488,320	Subtotal of Estimated Cost		1,373,000

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-40, MLK Towers: A&E(504 Compliance)		166,599	MA2-40, MLK Towers: 504 Compliance		1,323,625
See			166,599			1,323,625
Annual	MA2-41, Eva White: 504 Compliance		40,000	MA2-41, Eva White: Electrical		50,000
Statement			40,000			50,000
	MA2-42, Walnut Park: 504 Compliance		25,000	MA2-44, Frederick Douglass: Building Envelope		50,000
			25,000			50,000
	MA2-45, Amory St.: 504 Compliance		980,300	MA2-50, Rockland: 504 Compliance		726,500
			980,300			726,500
	MA2-49, Torre Unidad: 504 Compliance		775,000	MA2-51, Codman: 504 Compliance		346,425
			775,000			346,425
	MA2-50, Rockland: A&E(504 Compliance)		97,915	MA2-52, Heritage: 504 Compliance		1,381,625
			97,915			1,381,625
	MA2-51, Codman: A&E(504 Compliance)		59,107	MA2-52, St. Botolph: 504Compliance		499,375
			59,107			499,375
	MA2-52, Heritage: A&E(504 Compliance)		193,979	MA2-70, Spring Street: 504Compliance		30,000
			193,979			30,000
	Subtotal of Estimated Cost		2,337,900	Subtotal of Estimated Cost		4,407,550

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-45, Amory St.: Dwelling Construction		600,000	MA2-40, MLK Towers: Dwelling Construction		400,000
	MA2-45, Amory St.: Building Envelope		85,000			
			685,000			400,000
	MA2-47, General Warren: Site Improvements		35,000	MA2-41, Eva White: Dwelling Construction		270,000
			35,000			270,000
	MA2-49, Torre Unidad: Dwelling Construction		600,000	MA2-49, Torre Unidad: Building Envelope		175,000
	MA2-49, Torre Unidad: Electrical		150,000	MA2-49, Torre Unidad: Non-Residential Areas		50,000
	MA2-49, Torre Unidad: A/E		30,000			225,000
			780,000			
	MA2-50, Rockland: Dwelling Construction		150,000	MA2-50, Rockland: Dwelling Construction		200,000
	MA2-50, Rockland: A&E		5,310			
			155,310			200,000
	MA2-51, Codman: Dwelling Construction		200,000			
	MA2-51, Codman: Plumbing		150,000			
	MA2-51, Codman: A&E		13,500			
			363,500			
	MA2-52, Heritage: Dwelling Construction		500,000			
	MA2-52, Heritage: Electrical		150,000			
			650,000			
	Subtotal of Estimated Cost		2,668,810	Subtotal of Estimated Cost		1,095,000

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-52, St. Botolph: A&E(504 Compliance)		65,431	MA2-71, Patricia White: 504Compliance		30,000
See			65,431			30,000
Annual	MA2-61, Ausonia: 504Compliance		75,000	MA2-72, Roslyn: 504Compliance		40,000
Statement			75,000			40,000
	MA2-62, Hassan: Building Envelope		95,000	MA2-90, Joseph C. Malone: 504Compliance		30,000
			95,000			30,000
	MA2-70, Spring Street: A&E(504 Compliance)		3,300	MA2-98, Hampton House: Building Envelope		50,000
			3,300			50,000
	MA2-71, Patricia White: A&E(504 Compliance)		3,300	MA2-126, Frederick Douglass: Building Envelope		50,000
			3,300			50,000
	MA2-72, Roslyn: A&E(504 Compliance)		4,400	MA2-127, Washington Manor: Building Envelope		50,000
			4,400			50,000
	MA2-83, Peabody Square: 504Compliance		40,000			
	MA2-83, Peabody Square: A&E(504 Compliance)		4,400			
			44,400			
	MA2-90, Joseph C. Malone: A&E(504 Compliance)		3,300			
			3,300			
	Subtotal of Estimated Cost		294,131	Subtotal of Estimated Cost		125,000

Five-Year Action Plan--FY03-FY07
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:2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-52, St. Botolph: Non-Residential Areas		10,000	MA2-54, Pasciucco: Dwelling Construction		400,000
			10,000			400,000
	MA2-54, Pasciucco: Dwelling Construction		200,000			
			200,000			
	MA2-57, Lower Mills: Electrical		70,000			
			70,000			
	MA2-61, Ausonia: Dwelling Construction		250,000			
			250,000			
	MA2-62, Hassan: Electrical		75,000			
	MA2-62, Hassan: A&E		10,000			
			85,000			
	Subtotal of Estimated Cost		615,000	Subtotal of Estimated Cost		400,000

1996 #########

Five-Year Action Plan--FY03
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: 2003	Work Statement for Year 2 FFY 2004			Work Statement for Year 3 FFY 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0
	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		419,429	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		419,429
	MA-200, HA-Wide Mgmt. Imp.: Family Services		0	MA-200, HA-Wide Mgmt. Imp.: Family Services		0
	MA-200, HA-Wide Mgmt. Imp.: Community Services		550,983	MA-200, HA-Wide Mgmt. Imp.: Community Services		550,983
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,074,402	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,074,402
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		296,246	MA-200, HA-Wide Mgmt. Imp.: Occupancy		296,246
	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		0	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		0
	MA-200, HA-Wide Mgmt. Imp.: MIS		296,783	MA-200, HA-Wide Mgmt. Imp.: MIS		296,783
	MA-200, HA-Wide Mgmt. Imp.: Staff Training		0	MA-200, HA-Wide Mgmt. Imp.: Staff Training		0
	MA-200, HA-Wide Mgmt. Imp.: Risk Management		151,494	MA-200, HA-Wide Mgmt. Imp.: Risk Management		151,494
	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		0	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		0
	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		52,460	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		52,460
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		63,729	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		63,729
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0
			$2,905,526			$2,905,526
	Subtotal of Estimated Cost		$2,905,526	Subtotal of Estimated Cost		$2,905,526

form HUD-52834 (1/95)

Five-Year Action Plan--FY03
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: 2003	Work Statement for Year 4 FFY 2006			Work Statement for Year 5 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0
	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		419,429	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		419,429
	MA-200, HA-Wide Mgmt. Imp.: Family Services		0	MA-200, HA-Wide Mgmt. Imp.: Family Services		0
	MA-200, HA-Wide Mgmt. Imp.: Community Services		550,983	MA-200, HA-Wide Mgmt. Imp.: Community Services		550,983
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,074,402	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,074,402
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		296,246	MA-200, HA-Wide Mgmt. Imp.: Occupancy		296,246
	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		0	MA-200, HA-Wide Mgmt. Imp.: Rapid Reoccupancy		0
	MA-200, HA-Wide Mgmt. Imp.: MIS		296,783	MA-200, HA-Wide Mgmt. Imp.: MIS		296,783
	MA-200, HA-Wide Mgmt. Imp.: Staff Training		0	MA-200, HA-Wide Mgmt. Imp.: Staff Training		0
	MA-200, HA-Wide Mgmt. Imp.: Risk Management		151,494	MA-200, HA-Wide Mgmt. Imp.: Risk Management		151,494
	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		0	MA-200, HA-Wide Mgmt. Imp.: Compliance Officer		0
	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		52,460	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		52,460
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		63,729	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		63,729
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0
			$2,905,526			$2,905,526
	Subtotal of Estimated Cost		$2,905,526	Subtotal of Estimated Cost		$2,905,526

form HUD-52834 (1/95)

1996 #########

SUMMARY OF COMMENTS RECEIVED ON THE RESUBMISSION OF FY2003 BOSTON HOUSING AUTHORITY AGENCY PLAN PUBLIC HEARING AUGUST 18, 2003		
COMPONENT	COMMENT	RESPONSE
TOPICS: **CAPITAL FUNDING PROGRAM (1)** **ADMISSIONS AND CONTINUED OCCUPANCY POLICY (1)**		
CAPITAL FUNDING PROGRAM	A resident spoke of supporting the planned basement work at Old Colony and improving security at Charlestown. The resident was concerned over safety of basements at Old Colony.	The BHA appreciates the support of the resident on the planned work at Old Colony and Charlestown and also shares the concern of maintaining appropriate security on the basements at Old Colony.
ACOP	A staff representative from Greater Boston Legal Services spoke about a concern with the definition of domestic violence in the ACOP.	The BHA will have a conference call with GBLS staff to discuss the definition.
ACOP	A staff representative from Greater Boston Legal Services spoke of consulting the new Public Housing Occupancy Handbook to see if future changes were warranted to the ACOP regarding residual tenancy and determining with regard to transfers when the BHA is responsible to pay for the transfer and when the resident is responsible to pay for the transfer.	The BHA will review the new Public Housing Occupancy Handbook in the areas specified to determine if it will seek future changes to the ACOP in the 2004 Agency Plan.

BOSTON HOUSING AUTHORITY

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

FOR THE PUBLIC HOUSING PROGRAM

This is an important notice. Please have it translated.
Este é um aviso importante. Queira mandá-lo traduzir.
Este es un aviso importante. Sirvase mandarlo traducir.
ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
Ceci est important. Veuillez faire traduire.
本通知很重要。请将之译成中文。
នេះគឺជាសំណើងល សូមមេត្ត

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAM

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ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAM

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End of Section

CHAPTER 1: INTRODUCTION AND POLICY

1.1 Introduction

Boston Housing Authority's Mission Statement: It is the mission of the Boston Housing Authority ("*BHA*" or "*the 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 dependence to economic self-sufficiency.

This Admissions and Continued Occupancy Policy (ACOP) describes the admission, occupancy and transfer policies by which the BHA determines eligibility for admission, selects prospective residents, assigns apartments, admits residents, and processes transfers, in a fair and nondiscriminatory manner.

This ACOP is applicable to BHA Public Housing Developments only. The BHA's Hope VI Program developments utilize a separate HUD approved admissions and occupancy system which can be obtained from the property management agent for these developments.

1.2 Statement of Nondiscrimination

1.2.1 Compliance with Federal and State Laws

It is the policy of the BHA to comply fully with existing Federal and State laws[1] protecting the individual rights of applicants, residents, or staff and any laws subsequently enacted.

1.2.2 Civil Rights and Fair Housing

The Authority does not discriminate because of race, color, sex, sexual orientation, religion, age, handicap, disability, national origin, ethnicity, familial status or marital status, in the leasing, rental, sale or transfer of apartments, buildings, and related facilities, including land that it owns or controls.[2]

---

[1] Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1; Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendment Act of 1988); Executive Order 11063 on Equal Opportunity in Housing and the implementing regulations at 24 CFR Part 107; Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8; the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146; and the implementing regulations at 24 CFR Parts 100,108,110, and 121. Title II of the Americans with Disabilities Act and the implementing regulations at 28 CFR Part 35 and M.G.L. Chapter 151B. For BHA's state-aided housing, applicable regulations are found at 760 CMR 4.00, 5.00 and 6.00 covering housing developed under the Chapter 200, Chapter 667 and Chapter 705 programs.

[2] Buildings must be owned by the Authority and covered by a contract for annual contributions under the United States Housing Act of 1937 for properties in the Federal program, and/or a Massachusetts Department of Housing

The BHA shall not, on account of race, color, sex, religion, age, sexual orientation, disability, handicap, national origin, ethnicity, marital status or familial status:[3]

1. Deny to any Household the opportunity to apply for housing, or deny to any qualified Applicant the opportunity to lease housing suitable to his/her needs;

2. Provide housing which is different from that provided others except as required or permitted by law and in accordance with this Policy;

3. Subject any person to segregation or disparate treatment;

4. Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

5. Treat a person differently in determining eligibility or other requirements for admission;

6. Deny a person access to the same level of services available to other similarly situated individuals; or

7. Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

1.2.3 Fair Admissions

The BHA shall not automatically deny admission to a particular group or category of otherwise eligible Applicants (e.g., Households with children born to unmarried parents, or Households whose Head of Household or Co-Head of Household is a student).

Each Applicant in a particular group or category must be treated on an individual basis in the normal processing routine.

1.2.4 Reasonable Accommodations

The BHA shall make reasonable accommodations in policies and procedures and, if necessary and reasonable, make certain structural modifications for persons with disabilities (Applicants or residents) in accordance with the BHA's **Reasonable Accommodation in Housing Policy**.

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and Community Development Contract for Financial Assistance or operating funds for properties in the State program.

[3] See M.G.L. Chapter. 151B, § 4 and 42 U.S.C. § 3601

- The BHA cannot refuse to make a Reasonable Accommodation in rules, policies, practices or services when such accommodation may be necessary to afford a person with a physical or mental impairment equal opportunity to use and enjoy a BHA apartment, including public and common use areas.

- The BHA must make a modification to existing premises, when requested by a Disabled person, if the modification is reasonable and necessary to afford equal opportunity to use and enjoy BHA premises.

- An accommodation or structural modification is not reasonable if it would impose an undue administrative and financial burden on the BHA, or fundamentally alter the nature of the public housing program. The burden of demonstrating that a requested accommodation is unreasonable and imposes an undue administrative and financial burden, or fundamentally alters the nature of the public housing program is on the BHA. If granting the requested accommodation would create an undue administrative and financial burden, the BHA shall approve the request to the extent that it can do so without undergoing the undue burden or fundamental program alteration as described above.

Requests for accommodation with respect to documents used by the BHA should be made to the Authority's TDD phone number, TTY phone number, Civil Rights Department, Occupancy Department, Development Manager's Office, or the Housing Service Center. In addition, although there are many different staff members who may review a request for reasonable accommodation, the BHA has a Reasonable Accommodation Coordinator who may be contacted for assistance. The Reasonable Accommodation Coordinator can be reached in the BHA's Office of Civil Rights. The BHA Reasonable Accommodation in Public Housing Policy may also be consulted.

1.2.5 Records of Applications for Admission and Transfer

BHA records with respect to applications for admission and transfer shall indicate the following for each application:

1. Date and time of receipt;

2. The Applicant's choice(s) of development(s).

3.The determination of the BHA as to eligibility or non-eligibility of the applicant or resident;

4.Where eligible, the apartment size for which eligible.

5.Where eligible the Priority and/or Preference category granted, if any and the date such eligibility is granted.

6. Race of Household Members (for statistical purposes only)

7. Status as a Disabled Household or Household Member (See Section 5.3.2.G)

1.2.6 Records of Apartments Offered

The BHA will maintain a record of apartments offered and to whom offered, including the date, location, apartment identification, client number, circumstances of each offer, each acceptance or rejection, and the reason for any rejection.

1.2.7 Applicant/Transfer Applicant Appeal Procedure

An Applicant or resident who believes himself/herself to have been aggrieved by any action, inaction or decision of the BHA in the processing of his/her application for admission or transfer application shall have the right to a hearing. Applicants for admission are entitled to an appeal before a hearing officer pursuant to the provisions of this Policy (see Section 4.1.4) and transfer applicants before the BHA Grievance Panel pursuant to **BHA's Grievance Policy**.

1.3 Accessibility and Plain Language

1.3.1 Accessible Facilities and Programs

Facilities and programs used by Applicants and residents shall be made accessible. Application and management offices, hearing rooms, community centers, laundry facilities, craft and game rooms and other public spaces will be available for use by residents with disabilities. If these facilities are not already accessible (and located on accessible routes), they will be made accessible so long as this does not impose an undue financial and administrative burden on the Authority.

1.3.2 Plain Language Paperwork

Documents intended for use by Applicants and residents will be presented in accessible formats for those with vision or hearing impairments and they will be written simply and clearly to enable Applicants and residents with learning or cognitive disabilities to understand as much as possible. Requests for accommodation with respect to documents used by the BHA should be made to the Authority's TDD phone number, TTY phone

number, Civil Rights Department, Occupancy Department, or the Housing Service Center.

1.3.3 Forms of Communication other than Plain Language Paperwork

At the point of initial contact BHA staff shall ask all Applicants whether they need some form of communication other than plain language paperwork. Some alternatives might include: sign language interpretation, having materials explained orally by staff, either in person or by phone, large type materials, information on tape, and having someone (friend, relative or advocate) accompany the Applicant to receive, interpret and explain housing materials. The BHA will pay for sign language interpreters for the hearing impaired.

1.3.4 English Language Ability

Some Applicants will not be able to read (or to read English), so staff must be prepared to read and explain documents that they would normally hand to an Applicant to be read or filled out. Applicants who read or understand little English may need to be provided with an interpreter who can explain what is occurring. BHA will not pay the costs associated with having a foreign language interpreter but will make available information on free translation services. The BHA will make an effort to have its written materials translated into those languages frequently spoken by Applicants.

1.4 Broad Range of Incomes (Income Mixing) and Deconcentration(Family Developments Only)

In accordance with the Congressional mandate in the Quality Housing and Work Responsibility Act of 1998 and with the approval of the Commonwealth of Massachusetts' Department of Housing and Community Development (DHCD), the Boston Housing Authority has adopted the federally required policies to provide for deconcentration of poverty and to encourage income mixing in all Family (general occupancy) developments. BHA offers the plan below to facilitate both deconcentration and income mixing in BHA developments. The goals of the plan are to provide a sufficient mixture of extremely low-income, very-low, and low-income Households at all BHA developments, and to avoid circumstances wherein higher-income or lower-income developments are created with respect to the Authority-wide average income.

1.4.1 Definitions

For the purposes of this Admissions and Continued Occupancy Policy (ACOP), Lower-Income Households are defined as Households whose annual income does not exceed eighty (80) percent of the Boston area

median income (AMI), with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development. In accordance with 24 CFR 5.603, HUD may establish income ceilings higher or lower than 80% of the median income for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low household incomes. Within this category of Lower-Income Households, the following definitions apply:

1. **Low-Income Household**

   A Low-Income Household is defined as a Household whose annual income exceeds fifty (50) percent but *does not* exceed eighty (80) percent of the Boston AMI, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development.

2. **Very Low-Income Household**

   A Very Low-Income Household is defined as a Household whose annual income exceeds thirty (30) percent of the Boston AMI but *does not* exceed fifty (50) percent of the AMI for the area with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development.

3. **Extremely Low-Income Household**

   An Extremely Low-Income Household is defined as a Household whose annual income does not exceed thirty (30) percent of the AMI for the Boston area, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development.

1.4.2 Broad Range of Incomes (Income-Mixing)

It is the goal of BHA to attain, within a reasonable period of time, a resident population in each development composed of Lower-Income Households with a broad range of incomes. BHA will make an effort to assure that each of its developments will include Households with a broad range of incomes generally representative of the range of Lower-Income Households in the City of Boston.

To achieve and maintain the basic objective of housing Households with a broad range of incomes, BHA will review its waiting list to determine whether there is a representative income mix of Low, Very-Low, and Extremely-Low Income Households. If there is not a representative income mix, BHA will consider strategies to encourage a greater income

mix including, but not limited to, conducting targeted outreach efforts and/or establishing income Preferences.

Regardless of any discretionary strategies the BHA may adopt to achieve the goal of income mixing, the BHA will ensure that it meets the following targeting requirements as set forth by federal regulation:

- At least 40% of new admissions to the BHA's public housing program during each fiscal year will be Extremely–Low Income Households. (See Section 5.1.4 for additional Income Qualification criteria).

- BHA may reduce the required percentage of public housing apartments to which Extremely-Low Income Households must be admitted to the extent that the BHA has credits, in the same fiscal year, for admissions of Extremely-Low Income Households to its Section 8 tenant-based assistance program beyond the number required for that program. However, the BHA may not have more credits than the lesser of the following:

    - Ten percent of the total number of Households admitted to the Section 8 tenant-based assistance program during the fiscal year; **OR**

    - The number of the BHA's public housing apartments in developments located in census tracts with a poverty rate of 30 percent or more that are made available and filled by eligible Households who are not Extremely-Low income Households.

- During any fiscal year and regardless of the number of credits from Section 8 tenant-based assistance admissions, at least 30 percent of BHA admissions to public housing apartments will be Extremely–Low income Households.

1.4.3 Deconcentration

The admissions policies contained in this ACOP are designed to deconcentrate poverty. This objective will be achieved by bringing higher-income Households into lower-income developments and/or lower-income Households into higher-income developments. While information regarding specifics of each development is contained each year in the BHA's Annual Plan, which is submitted to HUD and DHCD, below is an outline of BHA's deconcentration policy.

The BHA will accomplish the deconcentration goal in a uniform and non-discriminatory manner. While targeting certain levels of income for admission to BHA public housing, BHA will not intentionally concentrate lower-income Households, as defined below, in one public housing development or building within a development.

1. Deconcentration – Identification Procedures

Annually, the BHA will calculate the average income at all BHA Family developments ("the Authority-wide average income"). The Authority will also calculate the average income of all Households at each Development separately ("the Development average income"). Developments in which the Development average income is *above* 115% of the Authority-wide average income will be considered "higher-income" developments. Likewise, Developments in which the Development average income is *below* 85% of the Authority-wide average income will be considered "lower-income" Developments.

- Definitions

  - <u>The Authority-wide average income</u>: The average income of all Households residing in BHA Family developments. Such an average is used as a base measure from which Developments are either determined to be "higher-income" or "lower-income" for purposes of the BHA's deconcentration policy.

  - <u>The Development average income:</u> The average income of all Households residing in a single BHA Family Housing development.

  - <u>Higher-income Development</u>: A development in which the Development average income is above 115% of the Authority-wide average income.

  - <u>Lower-income Development</u>: A development in which the Development average income is below 85% of the Authority-wide average income.

2. Remedial Action

Based upon the above-mentioned analysis, the BHA will review the need to offer incentives to eligible families that would help

accomplish the deconcentration objectives at individual developments.

Should the average income at a development(s) vary more than 15% from the Authority-wide average, the BHA may utilize some or all of the policies and/or incentives listed below:

- Establish an income Preference in order to reach Applicant Households with lower or higher incomes as appropriate.
- Initiate affirmative marketing strategies to all eligible income groups.
- Provide additional applicant consultation and information.
- Provide additional supportive services and amenities.
- Provide rent incentives authorized by Quality Housing and Work Responsibility Act of 1998 ("QHWRA").
- Targeting investment and capital improvements towards a development(s) below 85% of the Authority-wide average income.

1.4.4 Monitoring

As part of the BHA's Annual Plan submission to HUD and as part of an annual report to DHCD, the BHA will annually monitor the income levels of Households residing in BHA housing and on the waiting list to assess its progress in attaining the deconcentration and income mixing goals. The BHA will calculate and compare the average Household incomes at each development with the Authority-wide average, as described above. In addition, the income status of Applicants on the BHA's waiting list will be analyzed to determine the percentage of Applicants with "Low," "Very Low" and "Extremely Low" incomes.

The BHA will also ascertain its progress in meeting the income-targeting goal that requires that 40% of new admissions must be Extremely-Low Income Households. If the monitored data indicates any problems, BHA will alter its marketing and deconcentration strategies in accordance with this policy and federal and State requirements.

1.5 Civil Rights Protection Plan

It is the policy and obligation of the Boston Housing Authority to administer all aspects of its housing programs without regard to race, color, age, sex, sexual orientation, national origin, ethnicity, religion, familial or marital status or

handicap/disability. The BHA's **Civil Rights Protection Plan** ("CRPP") approved by the U.S. Department of Justice on July 26, 1999, is designed to protect Applicants, residents and their visitors from threats, harassment, violence or abuse while they are on BHA property. (Please refer to the BHA's CRPP for specific policies and procedures).

CHAPTER 2: MARKETING AND OUTREACH

2.1 Marketing Policy

It is the policy of the BHA to conduct marketing and outreach as needed to maintain an adequate application pool representative of the eligible population in the area. In marketing its developments, it is the policy of the BHA to comply fully with existing Federal and State laws protecting the individual rights of applicants, residents, or staff and any laws subsequently enacted. (See Section 1.2 Statement of Nondiscrimination including all subsections.)

2.1.1 Marketing has two primary purposes:

1. to make all potential applicants aware of the housing and related services that BHA offers its residents; and

2. to attract specific groups of applicants, such as,

   - those with Low- and Very low-income levels, as defined in Chapter 1, section 1.4.1 “Definitions,” of this policy,

   - Disabled Persons who require units with accessible features, or

   - those determined by an annual analysis of site-based waiting lists to be the least likely to apply for the housing market area .

2.2 Marketing Requirements

The following requirements apply to BHA marketing efforts:

2.2.1 Fair Housing

Materials must comply with the Fair Housing Act requirements with respect to wording, logo, size of type etc.

2.2.2 Accurate Descriptions

Materials shall accurately describe for each development the apartments by size and type, application process, waiting list, estimated wait time, amenities and Priority and Preference structure and shall include the availability of apartments with accessible features, and any designation that applies to the property.

2.2.3 Plain Language

Marketing materials shall be in “plain language”. The BHA shall make an effort to use print media, videos and multi-media in a variety of languages.

2.2.4 Eligibility

Marketing materials shall make clear to individuals and Households, who is eligible for housing including people with physical and/or mental disabilities

2.2.5 Reasonable Accommodations and Structural Modifications

BHA’s marketing materials will include notice of the Authority’s responsibility to provide reasonable accommodations and structural modifications for people with disabilities if reasonably required on account of disability.

2.3 Marketing and Outreach Strategies

2.3.1 When BHA Will Market Apartments

The BHA will undertake marketing efforts whenever there is a need to do so in order to address: changes required as a result of legislative or regulatory requirements; fair housing needs; apartment vacancy or turnover considerations; deconcentration and income mixing needs; an insufficient pool of Applicants on the waiting list; or any other factor which may require marketing efforts to further public housing program goals. The BHA shall assess these factors at least annually as part of its Agency Plan in order to determine the need and scope of the marketing effort.

2.3.2 Affirmative Marketing

2.3.2.1 The BHA shall undertake appropriate affirmative fair marketing efforts whenever the Authority identifies a need to augment the number of applicants on any of its site–based waiting lists. (See Section 2.1.1.2 and Section 3.2) [4]

2.3.2.2 Outreach

1. Print Media

The BHA will establish a listing of publications in which marketing will be done through the use of print media. As necessary, the BHA will utilize any or all of these publications to facilitate outreach to those groups identified under Section 2.1.1.2.

A listing of publications serving BHA’s housing market area is:

Newspaper	Street	Town	Zip
Allston-Brighton TAB	PO Box 9113	Needham	02492
Back Bay Courant	294 Washington St., Suite 429	Boston	02108
Banker and Tradesman	280 Summer Street	Boston	02210
Bay State Banner	68 Fargo Street, 8th Fl	Boston	02210
Bay Windows	631 Tremont Street	Boston	02118
Beacon Hill Times	25 Myrtle Street	Boston	02114
Boston Business Journal	200 High Street	Boston	02110
Boston City Paper	492 E. Broadway	South Boston	02127
Boston Haitian Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125
Boston Irish Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125
Boston Seaport Journal/Travel N.E.	256 Marginal Street	East Boston	02128
Boston TAB	PO Box 9113	Needham	02492
Carriage News (Taxi News)	PO Box 326	South Boston	02127
Charlestown Patriot	1 Thompson Square	Charlestown	02129
Dorchester Argus Citizen	PO Box 6	South Boston	02127
Dorchester Community News	1454 Dorchester Ave.	Dorchester	02122
Dorchester Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125
East Boston Sun Journal	PO Box 9103	Revere	02151

Transcript

East Boston Times	40 William Kelly Square	East Boston	02128
El Mundo	408 South Huntington Avenue	Boston	02130
El Universal	1736 Washington Street	Boston	02118
Fenway News	PO Box 230307 Astor Station	Boston	02123
Hyde Park Bulletin	11 Fairmont Avenue	Hyde Park	02136
Hyde Park Tribune/JP Citizen	1261 Hyde Park Ave	Hyde Park	02136
In Newsweekly	450 Harrison Ave	Boston	02116
Independent Newspapers	385 Broadway, Suite 105	Revere	02151
Jamaica Plain Gazette/MHGazette	PO Box 1139, 7 Harris Ave	Jamaica Plain	02130
Jewish Advocate	15 School Street	Boston	02108
La Semana	911 Massachusetts Ave.	Boston	02118
Metro Newspaper	354 Congress Street	Boston	02210
Parents Paper	670 Center Street	Jamaica Plain	02130
Parkway/W. Roxbury Transcript	PO Box 9113	Needham	02492
People's Voice	PO Box 940, 554 Washington	Dorchester	02124
Post Gazette (North End)	PO Box 130135, 5 Prince St	Boston	02113

Regional Review (North End)	PO Box 1187	Saugus	01906
Sampan	200 Tremont Street	Boston	02116
Sing Tao	130 Lincoln St	Boston	02111
South Boston Online	490 Broadway	South Boston	02127
South Boston Tribune	PO Box 6	South Boston	02127
South End News	631 Tremont Street	Boston	02118
Spare Change	1151 Massachusetts Avenue	Cambridge	02138
Wade Publications, LTD	PO Box 400811	N. Cambridge	02140
West Roxbury Bulletin	1842 Center Street	West Roxbury	02132
West Roxbury Transcript	PO Box 9113	Needham	02492
World Journal	75 Kneeland Street	Boston	02111

3. Social Service Agencies/Community Organizations

The BHA will maintain a listing of Social Service Agencies and Community Organizations that serve households in the BHA's market area. The BHA shall utilize this listing as necessary to facilitate outreach to groups as identified in Section 2.1.1.2.

3.1 Outreach to Persons with Disabilities

In addition, a specific effort shall be made to provide marketing materials to all agencies, including MASS ACCESS, that serve and advocate for potentially eligible applicants (e.g. the disabled/ handicapped) in order that accessible/adaptable apartments are brought to the attention of people who can best take advantage of these apartments' accessible or adaptable features. (See Section 6.3 Occupancy of Accessible Apartments and Apartments with Adapted Features)

A listing of Social Service Agencies/Community Organizations serving households in BHA's housing market area is:

Company	Address	City	State	ZipCode
Abour Hospital	49 Robinwood Avenue	Jamaica Plain	MA	02130
Action for Boston Community Development	178 Tremont Street	Boston	MA	02111
Action for Boston Community Development, Inc.	178 Tremont Street	Boston	MA	02111
AIDS Action Committee of Massachusetts	131 Clarendon Street	Boston	MA	02116
AIDS Housing Corporation	29 Stanhope Street	Boston	MA	02116
Alianza Hispana	413 Dudley Street	Roxbury	MA	02119
American Association of Retired Persons	1 Boston Place	Boston	MA	02108
Bentley College	175 Forest Street	Waltham	MA	02154
Beth Israel/Deaconess Medical Center	330 Brookline Avenue	Boston	MA	02215
Bethel Tabernacle Pentecostal Church	10 St. George Street	Roxbury	MA	02118
Blue Cross Blue Shield of Massachusetts, Inc.	401 Park Drive	Boston	MA	02215-290
Boston Addiction Services	723 Massachusetts Avenue	Boston	MA	02114
Boston Aging Concerns	67 Newbury Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston College	38 Commonwealth Avenue	Chestnut Hill	MA	01760
Boston College Law School	855 Centre Street	Newton	MA	02159
Boston Community Services	780 American Legion Highway	Roslindale	MA	02131
Boston Digital Bridge Foundation	1 City Hall Plaza	Boston	MA	02201
Boston Senior Home Care	100 Chauncy Street	Boston	MA	02111
Boston Teachers Union		Dorchester	MA	02125
Boston University	19 Deerfield Street	Boston	MA	02215
Boston Worker’s Assistant Center	33 Harrison Avenue	Boston	MA	02111
Bowdoin Street Community Health Center	230 Bowdoin Street	Dorchester	MA	02122
Brandeis University	P.O.Box 9110 Mail Stop U4	Waltham	MA	02254
Brigham & Women's Hospital	72 Francis Street	Boston	MA	02215
Brookside Community Health Center	3297 Washington Street	Jamaica Plain	MA	02130
Cambridge College	1000 Massachusetts Avenue	Cambridge	MA	02138
Cambridge Housing Authority	270 Green Street	Cambridge	MA	02139
Cardinal Cushing Center for the Spanish	76 Union Park Street	Roxbury	MA	02118
Cardinal Medeiros Center for the Homeless	140 Shawmut Avenue	Roxbury	MA	02118
Carney-Caritas Hospital	2100 Dorchester Avenue	Dorchester	MA	02124
Casa Myrna Vazquez	P.O. Box 180019	Roxbury	MA	02118
Cathedral LTPC	617 Harrison Avenue	Roxbury	MA	02118
Catholic Charities of Boston	49 Franklin Street	Boston	MA	02110
Center for Public Representation	246 Walnut Street	Newton	MA	02460
Central Boston Elder Services	812 Huntington Avenue	Boston	MA	02115
CHAPA	18 Tremont Street	Boston	MA	02108
Charlestown Health Care Center	73 High Street	Charlestown	MA	02129
Church Park	221 Massachusetts Avenue	Boston	MA	02115
City of Boston, Commission for Persons with Disabilities	1 City Hall Plaza	Boston	MA	02201
City of Boston, Emergency Shelter Commission	1 City Hall Plaza	Boston	MA	02201
City of Boston, Fair Housing Commission	1 City Hall Plaza	Boston	MA	02201

City of Boston, Office of Civil Rights	1 City Hall Plaza	Boston	MA	02201
City of Boston, Office of Personnel Management	1 City Hall Plaza	Boston	MA	02210
Clark University	950 Main Street	Worcester	MA	01610
Codman Square Community Health Center	637 Washington Street	Dorchester	MA	02124
Committee for Boston Public Housing, Inc	100 Terrace Street	Roxbury	MA	02120
Community Work Service	174 Portland Street	Boston	MA	02114
Council of Elders	2055 Columbus Avenue	Roxbury	MA	02119
Council of Large Public Housing Authorities	1250 Eye Street NW	Washington	DC	20001
Covenant Congregational Church	455 Arborway	Jamaica Plain	MA	02130
Dana Farber Cancer Institute	44 Binney Street	Boston	MA	02215
Dana Farber Cancer Institute	44 Binney Street	Boston	MA	02215
Dimock Community Health Center	55 Dimock Street	Roxbury	MA	02119
Dimock Community Health Center	55 Dimock Street	Roxbury	MA	02119
Disability Law Center	11 Beacon Street	Boston	MA	02108
Disabled American Veterans	JFK Federal Bldg.	Boston	MA	02203
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA	02122
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA	02122
Dudley Street Neighborhood Initiative	513 Dudley Street	Roxbury	MA	02119
E.R.I	432 Columbia Street	Cambridge	MA	02141
Ebenezer Baptist Church	157 West Springfield Street	Roxbury	MA	02118
Ecumenical Social Action Commission, Inc.	3134 Washington Street	Jamaica Plain	MA	02130
Egleston Square Neighborhood Association	3134 Washington Street	Roxbury	MA	02119
Episcopal Diocese of Massachusetts	138 Tremont Street	Boston	MA	02111
ETHOS	555 Amory Street	Jamaica Plain	MA	02130
Fairmount LTPC	43 Bow Street	Hyde Park	MA	02136
Families in Transition	316 Huntington Avenue	Boston	MA	02115
Family Services of Greater Boston	31 Heath Street	Jamaica Plain	MA	02130
Father Bill's Place	38 Broad Street	Quincy	MA	02169
Faulkner Hospital	1153 Centre Street	Jamaica Plain	MA	02130
Fenway Community Health Center	7 Haviland Street	Boston	MA	02115
Fenway Community Health Center	7 Haviland Street	Boston	MA	02115
Franciscan Children's Hospital	30 Warren Street	Brighton	MA	02135
Golden Age Center	382 Main Street	Charlestown	MA	02129
Greater Boston Elderly Legal Services	197 Friend Street	Boston	MA	02114
Greater Boston Housing Initiatives	105 Chauncy Street	Boston	MA	02111
Greater Boston Legal Services	197 Friend Street	Boston	MA	02114
Greater Boston Legal Services	197 Friend Street	Boston	MA	02114
Greater Boston Rehabilitation Service	31 Msgr. O'Brien Hwy	Cambridge	MA	02141
Haitian Multi-Service Center	12 Bicknell Street	Dorchester	MA	02121
Harborlight/Salvation Army	407 Shawmut Avenue	Roxbury	MA	02118
Harvard Pilgrim Healthcare	126 Brookline Avenue	Hyde Park	MA	02136
Harvard University	54 Dunster Street	Cambridge	MA	02138
HomeStart	105 Chauncy Street	Boston	MA	02111
HomeStart	105 Chauncy Street	Boston	MA	02111
Housing Opportunity Unlimited	320 Mount Vernon Street	Dorchester	MA	02125
International Institute of Boston	287 Commonwealth Avenue	Boston	MA	02115
International Union of Operating Engineers	120 Mount Hope Street	Roslindale	MA	02131
Jewish Vocational Services	105 Chauncy Street	Boston	MA	02111

Jewish Vocational Services	26 West Street	Boston	MA	02111
Jobs for Youth-Boston, Inc.	125 Tremont Street	Boston	MA	02108
JP Neighborhood Development Corporation	31 Germania Street	Jamaica Plain	MA	02130
Justice Resource Institute	270 Huntington Avenue	Boston	MA	02115
Kingston House Mission	39 Kingston Street	Boston	MA	02111
Kit Clark Senior Services	1500 Dorchester Avenue	Dorchester	MA	02122
Laborers Union Local	265 East 9th Street	South Boston	MA	02127
Lemuel Shattuck Hospital	170 Morton Street	Jamaica Plain	MA	02130
Lemuel Shattuck Shelter	170 Morton Street	Jamaica Plain	MA	02130
Lesley College	29 Everett Street	Cambridge	MA	02139
Manhattan Agency	152 Howard Avenue	Dorchester	MA	02125
Masjid Al Quran	35 Intervale Street	Dorchester	MA	02121
Mass. Advocacy Center	100 Boylston Street	Boston	MA	02116
Mass. Association for the Blind	200 Ivy Street	Brookline	MA	02146
Mass. Association of Older Americans	110 Arlington Street	Boston	MA	02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA	02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA	02115
Mass. Association of Retarded Citizens	217 South Street	Waltham	MA	02154
Mass. Behavioral Health Partnership	150 Federal Street	Boston	MA	02110
Mass. Commission for the Blind	48 Boylston Street	Boston	MA	02116
Mass. Commission for the Deaf & Hard of Hearing	150 Mount Vernon Street	Dorchester	MA	02125
Mass. Department of Employment & Training	19 Staniford Street	Boston	MA	02114
Mass. Department of Employment and Training	19 Staniford Street	Boston	MA	02114
Mass. Department of Mental Health	25 Staniford Street	Boston	MA	02114
Mass. Department of Mental Health	85 E Newton Street	Roxbury	MA	02118
Mass. Department of Mental Retardation	160 North Washington St.	Boston	MA	02114
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA	02210
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA	02110
Mass. Housing & Shelter Alliance	5 Park Street	Boston	MA	02108
Mass. Immigrant & Refugee Advocates	105 Chauncy Street	Boston	MA	02111
Mass. Job Training, Inc.	90 Washington Street	Dorchester	MA	02121
Mass. Job Training, Inc.	1 Orr Square	Revere	MA	02151
Mass. Job Training, Inc.	1 Orr Square	Revere	MA	02151
Mass. Job Training, Inc.	600 Washington Street	Dorchester	MA	02122
Mass. League of Community Health Centers	100 Boylston Street	Boston	MA	02116
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA	02121
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA	02121
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA	02121
Massachusetts General Hospital	55 Fruit Street	Boston	MA	02114
Massachusetts House of Representatives	State House	Boston	MA	02133
Massachusetts Institute of Technology	70 Memorial Drive	Cambridge	MA	02142
Mattapan Community Health Center	1425 Blue Hill Avenue	Mattapan	MA	02126
Maximus	30 Winter Street	Boston	MA	02108
Metro North Worker's Assistance Center	196 Boston Avenue	Medford	MA	02155
Metropolitan Boston Housing Partnership	125 Lincoln Street	Boston	MA	02111-250
Mission Hill Extension LTPC	2609 Ruggles Street	Roxbury	MA	02120
NAACP of Greater Boston	330 Dr. Martin Luther King, Jr. Blvd.	Roxbury	MA	02119
NAHRO	630 Eye Street NW	Washington	DC	20001

National Association of Letter Carriers	626 Dorchester Avenue	South Boston	MA	02127
New England Baptist Hospital	125 Parker Hill Avenue	Roxbury	MA	02120
New England Baptist Hospital	125 Parker Hill Ave	Roxbury	MA	02120
New England Council of Carpenters	803 Summer Street	South Boston	MA	02127
New England Rehabilitation Center	1269 Beacon Street	Brookline	MA	02146
New England School of Law	154 Stuart Street	Boston	MA	02116
NOAAH c/o KMX Parners	2300 M Street NW	Washington	DC	20037
Northeastern University	400 Huntington Avenue	Boston	MA	02115
One With One	PO Box 35404	Brighton	MA	02135
Orchard Park LTPC	1154 Harrison Avenue, #137	Roxbury	MA	02119
Partners HealthCare System, Inc.	800 Boylston Street, Ste. 1150	Boston	MA	02199-800
People's Baptist Church	134 Camden Street	Roxbury	MA	02118
Pine Street Inn	444 Harrison Avenue	Roxbury	MA	02118
Pleasant Hill Baptist Church	155 Humboldt Avenue	Dorchester	MA	02121
Project Free	93 Ames Street	Dorchester	MA	02124
Riverside Cambridge Community Center	217 Western Avenue	Cambridge	MA	02139
Rosie's Place	889 Harrison Avenue	Roxbury	MA	02118
Roxbury Multi-Service Center	317 Blue Hill Avenue	Dorchester	MA	02121
RoxComp	435 Warren Street	Roxbury	MA	02119
RoxComp/Orchard Park Health Center	116 Eustis Street	Roxbury	MA	02119
Russian Community Association of MA	215B Harvard Avenue	Boston	MA	02134
S.D.I.	50 Otis Hill Road	Norwell	MA	02061
S.T.R.I.V.E.	533 Washington Street	Dorchester	MA	02121
Saint Mark's Congregational Church	200 Townsend Street	Dorchester	MA	02121
Salvation Army Family Shelter	23 Vernon Street	Roxbury	MA	02119
Simmons College	300 The Fenway	Boston	MA	02115
Sojourner House	85 Rockland Street	Roxbury	MA	02119
Somerville Housing Authority	30 Memorial Road	Somerville	MA	02145
South Cove Community Health Center	145 South Street	Boston	MA	02111
Spaulding Rehabilitation Hospital	125 Nashua Street	Boston	MA	02114
St. Elizabeth's Medical Center	736 Cambridge Street	Brighton	MA	02135
St. Francis House	39 Boylston Street	Boston	MA	02116
Suffolk University	20 Ashburton Place	Boston	MA	02108
Suffolk University Law School	41 Temple Street	Boston	MA	02114
Teamster's Local 122	765 East Third Street	South Boston	MA	02127
Ten Point Coalition	215 Forest Hills Avenue	Jamaica Plain	MA	02130
The Laboure Center	275 West Broadway	South Boston	MA	02127
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA	02111
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA	02111
Tufts New England Medcal Center	750 Washington Street	Boston	MA	02110
Tufts New England Medical Center	750 Washington Street	Boston	MA	02111
Twelfth Baptist Church	160 Warren Street	Roxbury	MA	02119
United Food & Commerical Workers	725 South Street	Roslindale	MA	02131
Uphams Corner Community Health Center	415 Columbia Road	Dorchester	MA	02125
Urban Edge Housing Corporation	PO Box 1209	Jamaica Plain	MA	02130
Urban League of Eastern Massachusetts	88 Warren Street	Roxbury	MA	02119
VA Medical Center	150 S. Huntington Avenue	Jamaica Plain	MA	02130
Veterans Administration Outpatient Clinic	251 Causeway Street	Boston	MA	02114
Visiting Nurse Association of Boston	320 Washington Street	Brighton	MA	02135

Wheelock College 45 Pilgrim Road Boston MA 02115

CHAPTER 3: PRELIMINARY APPLICATIONS AND PROCESSING

3.1 Application Forms

Preliminary application forms shall be available at the Boston Housing Authority's Central Office located at 52 Chauncy Street, Boston; in its Housing Service Center, located at 56 Chauncy Street, Boston, and at other locations, as determined by the Authority. Applications shall also be available by mail and may be downloaded from the BHA's web-site at www.bostonhousing.org.A **preliminary application** will be accepted from anyone who wishes to apply provided that: the Waiting List for the program in which they are interested is open.

3.2 Development Choice

The BHA maintains separate waiting lists for each of its public housing developments. Applicants may choose to apply for any or all of the developments for which they meet the minimum threshold requirements (See Section 5.1.2).

3.2.1 Monitoring

As part of the Annual Plan submission to HUD and as part of a semi-annual report to DHCD, the BHA will monitor the racial and ethnic composition of Households residing at each BHA development and on each development waiting list. The purpose of this monitoring will be to assess changes in racial, ethnic, or disability-related Household composition at each BHA development that may have occurred during the implementation of the site-based waiting list.

In addition, at least every three years the BHA shall contract with an independent agency specializing in fair housing, to employ independent testers or other means satisfactory to HUD and DHCD, to assure that its site-based waiting lists are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist. The BHA shal provide the results of this review to HUD and DHCD and shall take steps to remedy any problems found during the review including steps necessary to affirmatively further fair housing.

3.2.2 Remedial Action

Based upon the above-mentioned monitoring, the BHA will review the need to take steps to remedy any problems that surfaced during the review. These steps may include some or all of the below:

- Initiate affirmative marketing strategies
- Provide additional applicant consultation and information
- Provide additional supportive services and amenities
- Target investment and capital improvements towards a development
- Modify marketing efforts in response to assessment of occupancy patterns and the composition of the waiting lists.

3.3 Processing Applications for Admission

3.3.1Processing

It is the BHA's policy to accept and process applications in accordance with applicable BHA, Federal and State regulations and handbooks.

3.3.2Assignment of Application Control Number

All applications shall be assigned a chronological application control number and shall be dated and time stamped when they are completed at a BHA application-taking location. All Applicants shall be given a date and time stamped receipt that informs Applicants of their responsibility to notify the BHA of any change of address or Household composition and to respond to application update requests sent to them.

3.3.3Communications

1. BHA to Applicants

All communications with Applicants will be by first class mail, except when an Applicant who is a Disabled Person requests some other form of communication (for example, a telephone call, communication with a designated third party, etc.). Failure to respond to BHA communications may result in withdrawal of an Applicant from all waiting lists.

2. Applicants to BHA

It is the responsibility of each Applicant to inform the BHA in writing of any change in address, telephone number, Household composition, change in Priority, Good Cause, or other information, which may affect the status of the application while on the waiting lists. For an Applicant with no fixed address, such as homeless Households, the address of a social service agency may be used for BHA contacts; however, if the Applicant finds permanent housing, the address must be reported to the BHA in writing at once

3.3.4Waiting List Updates

On a regular cycle determined by the Authority, the BHA will send each Applicant on its waiting lists a notice (or other form of communication specified by an Applicant with a Disability) in whichan appropriate response notice is enclosed. The notice will request each Applicant to return the response if s/he is still interested in public housing and to indicate on the response any changes in Household size, income, address, and other information as requested. Applicants will have twenty (20) calendar days to respond to the update notice.

As responses are returned, an Applicant's waiting list position is updated for each individual development for which they have applied. If an Applicant does not return the response, the Application is withdrawn from all waiting lists and the Applicant notified of the opportunity to appeal pursuant to Section 4.1.4 (Applicant Appeals/Informal Hearings) of this policy.

If an update letter to an Applicant is returned to the BHA because the Applicant is no longer at the address to which it was mailed, and the Applicant has not notified the BHA in writing of an address change, the application will be withdrawn from all waiting lists and the Applicant notified of the opportunity to appeal pursuant Section 4.1.4 (Applicant Appeals-Informal Hearings**)** of this policy.

3.3.5All Applicants will be given a Notice entitled: ***Notice to All Applicants: Options for Applicants with Disabilities****.* This notice explains the BHA's responsibilities for providing reasonable accommodations and recites examples of what a reasonable accommodation might entail.

3.3.6Preliminary application forms will not be accepted unless they are complete, legible and signed by the Head of Household and Co-Head of Household (if applicable). (*See section 1.3.3 for more information on forms of communication other than plain language paperwork*).

CHAPTER 4: ESTABLISHING AND MAINTAINING WAITING LISTS FOR THE PUBLIC HOUSING PROGRAM

4.1 Waiting List Management

The BHA shall maintain separate waiting lists for each of its public housing developments. It is the policy of the BHA to administer its waiting lists as required by the U.S. Department of Housing and Urban Development (HUD) and the Massachusetts Department of Housing and Community Development (DHCD) regulations and any approved waivers to said regulations:

4.1.1 Opening and Closing Waiting Lists

1. With respect to one or more development waiting lists, the BHA may limit application intake, suspend application intake, and close waiting lists in whole or in part except as otherwise provided in Federal or State regulations. The BHA will also update its waiting lists by removing the names of those Applicants who are no longer interested or no longer qualify for housing or cannot be reached by mail, utilizing information provided by the Applicant and in accordance with procedures in 4.1.3.

2. During the period when a waiting list is closed, the BHA **will not** maintain a list of individuals who wish to be notified when the waiting list is reopened.

4.1.2 Determining if a Waiting List may be Closed

The BHA will use the following method to determine whether the waiting list for a Public Housing Development may be partially or completely closed. The BHA may elect to close the list by Priority and/or Preference category and by bedroom size.

1. How to Determine When a Waiting List May Be Closed

a. Staff will compute the average number of move-ins to each public housing development per year by Priority and/or Preference categories. In addition, staff will compute the average number of move-ins over the past two years by apartment size.

b. Each waiting list will then be examined to determine how many Applicants are already on the waiting list in the Priority categories established by the BHA's Priority and Preference system described in this Admissions and Continued Occupancy Policy (see 4.2)

c. If the number of Applicants in the Priority categories **is less than** five (5) times the average number of move-ins by bedroom size per year, the waiting list will not be closed.

d. If the number of Applicants in the Priority categories is equal to or greater than five (5) times the average number of move-ins by bedroom size per year, the waiting list may be closed because the average wait of a new Applicant in these Priority categories would be more than one year.

e. At any point after the waiting list has been closed, if the number of Applicants in the Priority categories drops below five (5) times the average number of move-ins per year, the BHA will reopen the waiting list and begin accepting new Applications. The BHA may elect to re-open a waiting list in whole or in part. For example, the BHA may elect to accept Applications only from individuals who appear to qualify for Priority categories or Applicants with disabilities who require an Accessible Apartment or an apartment with special features or for certain bedroom sizes.

f. When the waiting list is to be closed or re-opened, notification will be placed in the lobby of BHA's central office Housing Service Center, development management offices, social service agencies and other housing application centers and notices will be placed in the media. The notification and notices will specify the development(s) waiting list(s) affected by the closing or re-opening.

BHA will notify HUD and DHCD prior to closing and re-opening of any waiting list

4.1.3 Removal of Applications from All Waiting Lists

Applicant's names will be removed from the Waiting Lists of all developments they have selected by:

- being housed
- being withdrawn (See Section 4.1.3.1)
- being determined Ineligible (See Section 4.1.3.2)

In addition, an applicant may withdraw from any or all of the BHA waiting lists at any time by their own written request.

Applicants whose applications are removed from any waiting list are entitled to an informal hearing where they may appeal this decision. A Request for an appeal must be made **in writing** and must be received by the BHA within 20 calendar days of the date of the notice removing them from the waiting list

The files of Applicants removed from any waiting list will be held by the BHA for seven (7) years.

1. Withdrawal of an Application

Circumstances that will lead to withdrawal of an Applicant's name from any or all waiting lists include:

a. The Applicant requests **in writing** that his/her name be removed; **OR**

b. The BHA has made reasonable efforts to contact the Applicant to determine continued interest or to schedule an interview but has been unsuccessful. Properly addressed correspondence mailed (or sent by other methods designated by an Applicant who is a Disabled Person) to the latest address provided by the Applicant in writing that is returned by the U.S. Postal Service shall constitute documentation of a reasonable effort to contact the Applicant; **OR**

c. Failure of the Applicant to keep an appointment:

1. If an Applicant fails to keep an appointment and fails to notify the Authority**, within ten days,** of his/her inability to keep an appointment, his/her name will be withdrawn from all waiting lists. A statement to this effect will appear on the forms used by BHA to advise Applicants of scheduled interviews or of information required.

2. The Authority will consider Mitigating Circumstances such as health problems or lack of transportation in determining whether the Application should be withdrawn as described above. The Authority will also consider a reasonable accommodation that may be necessary for Applicants who are Disabled Persons to keep appointments or provide information. Consideration of Mitigating Circumstances does not relieve the Applicant of the responsibility to provide the information or notify the BHA in writing.

d. The Applicant has failed to supply sufficient information necessary for screening, see Chapter 5.

e. Refusal of an appropriate offer of housing for reasons other than those that qualify as a basis for Good Cause, will result in withdrawal of the Application from all waiting lists.

2. Determination of Ineligibility

Applications will be determined Ineligible for the following reasons:

a. The Applicant failed to pay an outstanding balance owed to the BHA or other Federal or State housing assistance program;

b. The Applicant failed to meet the Applicant selection or home visit criteria pursuant to this policy;

c. The Applicant failed to pay a previous utility balance that results in a current denial of service by the utility supplier to the Applicant .

3. Notice of Withdrawal or Ineligibility

Applicants removed from a waiting list will receive a written notice which will:

a. Inform the Applicant why s/he is being withdrawn or determined Ineligible;

b. Advise the Applicant of his/her right to request an appeal of the action in an informal hearing within twenty (20) calendar days of the date of the notice. Such request must be in writing and must state clearly the Applicant's reason for requesting the informal hearing.

c. Advise the Applicant that if s/he has a Disability, not previously disclosed, that the disclosure of such condition would initiate the consideration of Mitigating Circumstances and/or Reasonable Accommodation.

d. Advise the applicant of his/her right to contest credit report information or CORI information in accordance with Federal and State law if that is a basis for determination of Ineligibility.

e. Provide a description of BHA's Informal Hearing process and advise Applicants that they have a right to be represented by an attorney or other individual at the informal hearing, review the contents of their file in advance of the hearing, the right to submit additional documents and evidence at the hearing, the right to request a reasonable accommodation and the right, after receiving a decision, to request reconsideration.

f. Explain the rights of an Applicant to a state aided program to request a review of the decision by the Massachusetts Department of Housing and Community Development within twenty-one (21) calendar days of the initial decision or after a decision on reconsideration.

4.1.4 Applicant Appeals – Informal Hearings

1. Right to an Informal Hearing

All Applicants who are determined Ineligible for admission, issued a Notice of Withdrawal, denied Priority status or Preference(s)or denied Good Cause by the BHA will be sent a notice that:

a. Informs the Applicant of the reason(s) for Ineligibility, withdrawal or denial of Priority status or Preference(s)or denial of Good Cause ;

b. Advises the Applicant of his/her right to contest the decision in an informal hearing provided a request for a hearing is received within 20 calendar days of the date the Notice of Adverse Action is issued. Such request must be in writing and must state clearly the basis for requesting the informal hearing and be sent to the address provided on the notice;

c. Advises the Applicant of his/her right to contest credit report information and/or CORI information in accordance with Federal and/or State law if that is the basis for determination of Ineligibility

d. Advises the Applicant that if s/he has a disability, not previously disclosed, that the disclosure of such condition would lead to the consideration of Mitigating Circumstances and/or a reasonable accommodation, if it is related to the disability. Advises the Applicant that if s/he requests a reasonable accommodation at the time of or after requesting an informal hearing, the decision regarding the accommodation will be made by the hearing officer.

e. Provides a description of BHA's informal hearing process and advises Applicants that they have the right to be represented by an attorney or other individual at the informal hearing, review the contents of their file in advance of the hearing, the right to submit additional documents and evidence and to testify at the hearing, the right to request reconsideration and for Applicants to a state-aided program, the right to request a review of the decision by the Massachusetts Department of Housing and Community Development.

2 Scheduling the Informal Hearing

Upon receipt of the Applicant's written request, staff in the BHA's Office of Civil Rights shall schedule an informal hearing. The hearing shall be scheduled within a 30-day period following the receipt of the Applicant's request for an informal hearing unless postponed for "good cause", see 760 CMR 5.13(l)(d).

A "**Notice of Informal Hearing**" shall be sent by the BHA Office of Civil Rights to the Applicant's address of record listing the date, time and place of the hearing. The notice shall also restate the Applicant's rights to present evidence and testify, review their file, request a reasonable accommodation or interpreter and be represented by an attorney or other individual at the hearing. The hearing shall be held at a convenient time and at an accessible location for the Applicant and the BHA. If an Applicant requests a reasonable accommodation at the time of or after requesting an informal hearing, the decision regarding the accommodation will be made by the hearing officer.

3 Applicant Rights during the Informal Hearing

During the hearing, the BHA will put forth its evidence in support of a determination of Ineligibility, Withdrawal, denial of Priority status or Preference(s)or denial of Good Cause. The Applicant will be afforded an opportunity to present evidence and testimony rebutting the basis for the BHA's determination.

4 Due Process Requirements

The informal hearing will conform to the following due process requirements:

a. If the Applicant requests, the BHA employee who made the decision must be present to provide available facts, and to be questioned, if still a BHA employee.

b. An employee of the Authority who did not participate in the original decision must conduct the hearing.

c. The decision must be based solely on evidence presented at the hearing as well as any evidence previously received by the BHA. All evidence submitted at the hearing shall be considered de novo, and the matter shall not be sent back to the Occupancy Department for reconsideration due to submission of new evidence.

d. The Applicant and/or his/her representative has a right to inspect the file prior to the hearing, provided the Applicant provides BHA with written authorizations permitting the representative to have access to the contents of the Applicant's file including CORI information.

e. Either the Applicant or the BHA may request after close of the hearing that the record remain open for submission of new or rebuttal evidence. The Hearing Officer shall designate a date by which the record shall be closed and may extend it for good cause. The Applicant shall receive notice in writing of the date on which the record will close and of any extension. If BHA wishes to consider additional evidence not submitted at the hearing or submitted after the hearing, it shall give written notice to the Applicant with an opportunity to review such evidence and a reasonable period for the Applicant to respond.

5. Informal Hearing Decisions

After the informal hearing, all Applicants will be sent a "**Informal Hearing Decision**" from the BHA hearing officer. This notice shall:

a. Provide a summary of the hearing;

b. Provide the decision of the hearing officer, together with findings and determination;

c. Provide an explanation of the regulations and/or other applicable provisions utilized in making the decision;

d. Explain the rights of the Applicant to seek reconsideration by the BHA within 14 days of the decision;

e. Explain the rights of an Applicant to a state-aided program to request a review of the decision by the Massachusetts Department of Housing and Community Development within 21 calendar days of the decision or decision on reconsideration pursuant to 760 CMR 5.13(4).

f. All informal hearing decisions shall be made within 15 working days of the close of the hearing or the record, whichever is later.

6. Reversal of BHA's Determination of Ineligibility, Application Withdrawal, Denial of Priority Status or Preference(s)or Denial of Good Cause a. If, as a result of information presented by the

Applicant at the informal hearing, the BHA reverses its decision to reject the Applicant, no new application is required and the application will be returned to its appropriate place on the waiting list(s) for all developments previously selected using the original date and time of Application and applicable Priority and/or Preference(s).

b. If the BHA reverses its decision to withdraw the Applicant, the process described above will repeat.

c. If the decision to deny Priority status and/or Preference(s),or Good Cause is reversed, the Applicant's position on the waiting list(s) for all developments previously selected will be restored in accordance with the determination.

7. Confirmation of the BHA's Determination of Ineligibility, application withdrawal, Denial of Priority Status or Preference(s), or Denial of Good Cause a. If the decision or an appeal upholds the determination of Ineligibility, the Applicant may submit a new application for admission at a time when a waiting list is open but no earlier than 18 months after the decision of Ineligibility is confirmed. This period of time may permit the Applicant and/or Household Member to correct the behavior or situation that resulted in rejection. A shorter period, as determined by the Authority, to be appropriate under the circumstances of the rejection, or any new Application, may be allowed.

b. Applicants who are withdrawn may submit a new Application at any time provided a waiting list is open.

c Applicants denied Priority Status, Preference(s) or Good Cause may re-apply for the same or a different Priority or Preference at any time provided a waiting list is open.

4.2 Priorities and Preferences

Certain BHA Applicants may qualify for a Priority and/or Preference, which affects the position of those Applicants on each BHA waiting list.

4.2.1 Definitions

1. Priority is defined as a housing-related situation that affects a Household's present residential status. The BHA gives points to Applicants with a Priority that ranks those Applicants higher on each waiting list than Applicants without Priority. An Applicant can qualify for only one Priority at any given time. Certain priorities are

given more points than others. An Applicant will always be assigned to the highest Priority for which they qualify. Specific Priority definitions and point information can be found later in this chapter in sections 4.4.3 and 4.4.5.

2. **Preference** refers to points given to BHA Applicants who are veterans, Boston Residents, employed in Boston, offered employment in Boston, a Disabled Person with a household requiring a one-bedroom apartment (Family Developments only)or Elderly Households who apply for certain developments in accordance with State regulations and the BHA's Designated Housing Program (See Section 10.3, Designated Housing and Section 10.4 Elderly Preference). . Preference points are cumulative and are added to Priority points (if any) to determine an Applicant's position on each BHA waiting list. An Applicant may qualify for more than one Preference at a time.

4.2.2 Verification

BHA will provide to each potential Applicant a description of each Priority and Preference available to Applicants. BHA will verify the Priority and/or Preference during the application process-as part of both the preliminary and final eligibility processes (See Section 4.4.3).

4.2.3 Matching of the Applicant and the Apartment Characteristics

Before applying Priorities and Preferences, BHA will determine the appropriate apartment size, and special needs requirements if any, based on Household composition and special needs required. In making the selection of a Household for an apartment with accessible features, the BHA will give preference to Households with the greatest number of Priority/Preference points, the earliest approval date for said Priority/Preference points and earliest application date that include a person with disabilities who has a specific need for the apartment features.

4.2.4 Ranking by Priority and/or Preference Points

Applicants will be ranked on each selected development's waiting list by Priority and/or Preference points, which are described below. Date Priority and/or Preference points are granted and original Application date will further rank each Applicant.

Although the BHA has adopted specific ranking categories, the order in which they are ranked is different in the BHA's State and Federal Public Housing Programs. A chart for each program listing the ranking categories and the order in which they are ranked follows:

BHA RANKING CATEGORIES

Federal Housing Programs

Emergency Transfers

Priority One:
Displaced Due to Disaster
Displaced Due to Domestic Violence
Victim of Hate Crime
Avoidance of Reprisal/Witness Protection
Court Ordered no Fault Eviction
Condemnation
Urban Renewal
Other Government Action
Inaccessibility of Dwelling Unit

Priority Two:
Homelessness

Priority Three (Elderly/Disabled Program Only)
Excessive Rent Burden
Imminent Landlord Displacement

Substantial Cause Transfers

Standard Applicants

State Housing Programs

Emergency Transfers

Priority One:
Displaced Due to Disaster

Priority Two:
Urban Renewal
Condemnation
Other Government Action

Priority Three:
Displaced Due to Domestic Violence
Victim of Hate Crime
Avoidance of Reprisal/Witness Protection
Court Ordered No Fault Eviction
Inaccessibility of Dwelling Unit

Priority Four:
Homelessness

Priority Five:
AHVP (Alternative Housing Voucher Program

Priority Six: (Elderly/Disabled Program Only)
Excessive Rent Burden
Imminent Landlord Displacement

Substantial Cause Transfers

Standard Applicants

4.2.5 Determining Placement on Waiting List

Priority and Preference points are added together to determine position on each selected development's waiting list. The more points an Applicant has and the earlier the date such points are granted, the higher on the list the Applicant will be in relation to other persons who applied for the same bedroom sizeand hold the same date of preliminary application.

4.3 Organization of the Waiting Lists

The BHA maintains a waiting list for each of its public housing developments. Each waiting list is maintained by apartment size, Applicants' Priority and/or Preference points and the date such points are granted and then chronologically according to application date.

Assignments to each waiting list shall be in order based upon suitable type and size of apartment, date Priority and/or Preference points are granted as established in these policies, and the date and time the application is received. Generally, an Eligible Applicant with the highest Priority and/or Preference points and the earliest date of approval of such Priority and/or Preference points per category of apartment size will be placed at the top of each waiting list. If no Application with approved Priority and/or Preference points exists, an Eligible Applicant with the earliest date and time of application will be placed at the top of each waiting list.

4.4 Application of Priorities and Preferences to the Waiting Lists

4.4.1 Not a Guarantee of Admission

It is BHA's policy that a Priority and/or Preference establishes placement position on a waiting list. Every applicant must still meet BHA's **Applicant Screening Criteria** (see Section 5.3.3) before being accepted as a resident.

4.4.2 Granting of Priorities and/or Preferences

A Priority and/or Preference will be granted to Applicants who are otherwise Eligible and Qualified and who, at the time they are certified for admission meet the definitions of the Priorities and/or Preferences described below.

Priorities and/or Preferences are established by the BHA in accordance with HUD and DHCD regulations.

4.4.3 Priority and/or Preference System

The following system of Priorities and/or Preferences will be used for new admissions to and transfers within BHA housing:

All requests for Priority Status must be verified by a third party. Information shall be submitted on Certificates of Priority Status and/or another form of written verification from a reliable third party as determined by the BHA. All requests for Priority status will be reviewed prior to the Personal Interview and/or as part of the final screening process.

During the review of documents submitted for Priority status, it may be necessary to obtain additional documentation in order to complete the review. In this case, the Occupancy Department will send (or give) the Applicant a notice entitled "**Priority Status Request – Insufficient Documentation Notice**" detailing the information still needed to complete the review for Priority status.

Applicants who do not qualify for Priority status based on a review of the documents submitted are sent (or given) a notice entitled **"Notice to Applicants Denied Priority Status**" detailing the specific reason(s) for the denial of priority. This notice informs applicants of their right to appeal the denial of Priority status through the informal hearing process conducted by the BHA's Office of Civil Rights.

Applicants will be sorted on each waiting list in accordance with their Priority and/or Preference(s). The BHA considers residents seeking transfers as Applicants and as such they will be provided the opportunity to select the development waiting lists to which they choose to apply. The ranking categories utilized by the BHA are outlined below.

1.Emergency Transfers

For a complete listing of definitions of each Emergency Transfer Category and the verification required for each category, please refer to Section 7.2 of Chapter 7, "Transfer Policy."

2. Priority Applicants

Priority status for admission shall be granted to Applicant Households whose verified circumstances at the time of an offer of an apartment (prior to execution of the lease) fall within one of the following categories:

A. ***Displacement due to a disaster***, such as flood or fire, that results in the un-inhabitability of an Applicant's apartment or

dwelling unit not due to the fault of the Applicant and/or Household member or beyond the Applicant's control;

Verification must include:

1. a copy of the incident report from the local Fire Department, and
2. a copy of his/her lease, or a statement from the property owner, verifying that s/he is/was the tenant of record at the affected address, and
3. verification from the Fire Department, the Inspectional Services Department, the Health Department or other appropriate agency that the dwelling unit is now uninhabitable.
4. the cause of the disaster if known. If the Applicant or a Household Member or guest was the cause of the disaster, approval for Priority status will be denied unless Mitigating Circumstances are established to the satisfaction of Occupancy Department Staff.

B. ***Displacement due to domestic violence***, which is defined as displacement from an address where the Applicant is/was the tenant of record due to continuing actual or threatened physical violence (including sexual abuse) directed against one or more of the household members by another member of the same household or by a non-household member residing in the dwelling unit;

Verification must include submission of a fully completed "Certificate of Involuntary Displacement Due to Domestic Violence " or a third-party, written verification from the local police department, a social service agency, a court of competent jurisdiction, a clergy member, a physician, or a public or private facility that provides shelter or counseling to the victims of domestic violence. Such a verification will not be considered valid unless it:

a. Supplies the name of the threatening or abusive household member or other legal occupant of the dwelling unit;

b. Describes how the situation came to verifier's attention: and

c. Indicates that the threats and/or violence are of a recent (within the past six (6) months) or continuing nature if the Applicant is still residing in the dwelling where the violence has occurred or is occurring.

d. Indicates that the Applicant has been displaced because of the threats and/or violence or that the

Applicant is in imminent danger where he/she now resides.

The Applicant must supply the name and address of the abusive or threatening household member or other legal occupant of the dwelling, if not already provided **AND**

Provide documentation that the Applicant and the alleged abuser are/were residents of the same dwelling unit at the time the alleged abuse occurred.

C. ***Victim of hate crime****:* A member of the Household has been a victim of one or more hate crimes AND the Household has vacated a dwelling unit because of this crime OR the fear associated with the crime has destroyed the peaceful enjoyment of the dwelling unit;

- "Hate crime", is defined as any criminal act coupled with overt actions motivated by bigotry and bias including, but not limited to, a threatened, attempted or completed overt act motivated at least in part by racial, religious, ethnic, handicap, gender or sexual orientation, prejudice, or which otherwise deprives another person of his/her constitutional rights by threats, intimidation or coercion, or which seeks to interfere with or disrupt a person's exercise of constitutional rights through harassment or intimidation.

Verification must include submission of a fully completed "Certificate of Involuntary Displacement by Hate Crimes" or documentation from a law enforcement agency that the Household Member(s) was a victim of such crime(s); **and**

a. has vacated the dwelling because of such crime(s); **or**

b. has experienced fear associated with such crime(s) and the fear has destroyed the peaceful enjoyment of their current dwelling unit.

D. ***Avoidance of reprisal/witness protection***: Relocation is required because: (A) a Household Member provided information or testimony on criminal activities to a law enforcement agency; and (B) based upon a threat assessment, a law enforcement agency recommends the relocation of the Household to avoid or minimize risk of violence against Household Members as reprisal for providing such information.

Verification requirements:

a) Submission of a fully completed "Certificate of Involuntary Displacement to Avoid Reprisal" or documentation from a law enforcement agency that the Applicant and/or a Household Member provided information on criminal activity; **AND**

b) Documentation that, following a threat assessment conducted by the agency, the agency recommends the relocation/re-housing of the household to avoid or minimize the threat of violence or reprisal to or against the Household Member(s) for providing such information.

   This includes situations in which the Applicant and/or Household Member(s) are themselves the victims of such crimes and have provided information (testimony) to a law enforcement agency.

E. ***Court-ordered no-fault eviction****:* eviction pursuant to an Order for Judgment (or Agreement for Judgment) issued by a court because of: (a) Landlord action beyond the applicant's ability to control or prevent, and the action occurred despite the applicant's having met all previously imposed conditions of occupancy and displacement was not the result of failure to comply with HUD and State policies with respect to occupancy of under-occupied and overcrowded units or failure to accept a transfer to another unit in accordance with a court order or policies or procedures under a HUD-approved desegregation plan.

Verification Requirements (ALL documents are required):

a) submission of a fully completed "Certificate of Involuntary Displacement by Landlord Action"; **and**

b) a copy of the Notice to Quit issued by the landlord or property manager; **and**

c) a copy of the Summons and Complaint available from the court; **and**

d) a copy of the Answer or other response(s) filed by the Applicant in court in response to the Complaint, if any; **and**

e) a copy of the Judgment of the Court (Agreement for Judgment, Order for Judgment and Findings of Fact, or Default Judgment); **and**

f) if applicable, a copy of the execution issued by the court.

The information contained in the above-referenced documents must clearly establish to the satisfaction of the BHA that:

1. the action taken by the landlord or property manager was beyond the Applicant's ability to control or prevent;
2. the action by the landlord or property manager occurred despite the Applicant Household having met all previously imposed conditions of occupancy;
3. displacement was not the result of failure to comply with HUD policies with respect to occupancy of under-occupied and over-crowded Apartments or failure to accept a Transfer to another Apartment in accordance with a court order or policies or procedures under a HUD-approved desegregation plan.

Failure to establish any one of the above referenced elements will result in denial of Priority status.

F. ***Condemnation of house/apartment****:* the applicant's housing has been declared unfit for habitation by an agency of government through no fault of the Applicant.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced in the next ninety days, as a result of action by that agency; **and**

b) the precise reason(s) for such displacement

G. ***Displacement by any low-rent housing project or by a public slum clearance or urban renewal project*** initiated after January first, nineteen hundred and forty-seven, or other public improvement.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced in the next ninety days, as a result of action by that agency, **and**

b) the precise reason(s) for such displacement

H. ***Other Government action****:* A Household is required to permanently move from their residence by a Federal, State or local governmental action such as code enforcement, public improvements or a development program.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced in the next ninety days, as a result of action by that agency; **and**

b) the precise reason(s) for such displacement

I. ***For disabled individuals only, inaccessibility of a critical element of their current dwelling unit****:* A member of the Household has a mobility or other impairment that makes the person unable to use a critical element of the current apartment or development AND the owner is not legally obligated under laws pertaining to reasonable accommodation to make changes to the apartment or dwelling unit that would make these critical elements accessible to the Household Member with the disability.

Verification Requirements:

a) The name of the household member who is unable to use the critical element;

b) a written statement from a Qualified Healthcare Provider verifying that the household member has a Disability (but not necessarily the nature of the Disability) and identifying the critical element of the dwelling which is not accessible and the reasons why it is not accessible; and

c) a statement from the landlord or official of a government or other agency providing service to such Disabled Persons explaining the reason(s) that the landlord is not required to make changes which would render the dwelling accessible to the individual as a reasonable accommodation.

J. ***Homelessness****:* A Household lacks a fixed, regular and adequate nighttime habitation OR the primary nighttime dwelling is one of the following:

- A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing);

- A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings.

Persons living with existing BHA residents or living with residents in private housing DO NOT qualify as homeless.

Verification Requirements:

1. Submission of a "Certificate of Homelessness" fully completed by an appropriate source or the Applicant's signed statement that he/she lacks a fixed, regular and adequate nighttime residence; or his/her primary nighttime residence is:

   a. a supervised public or private shelter designed to provide temporary housing accommodations (i.e., welfare hotels, congregate shelters and transitional housing);

   b. a public or private place not designed or used as a regular sleeping place for human beings.

2. A third-party written verification from a public or private facility that provides shelter for homeless individuals, the local police department, or a social services agency, certifying the Applicant's homeless status in accordance with the definition in this policy.

K. **AHVP – Alternative Housing Voucher Program (STATE ONLY)**

L. EXCESSIVE RENT BURDEN (ELDERLY/DISABLED PROGRAM ONLY): The household pays more than 50% of its total monthly income for rent and utilities (excluding telephone, Internet and cable TV)

Verification Requirements:

1. Submission of a fully completed "certificate of excessive Shelter Costs" form ; and
2. Verification of the gross income for ALL household members; and

3. Copies of bills and proof of payment for all utilities listed in the Applicant's name for which s/he actually pays.

M. IMMINENT LANDLORD DISPLACEMENT (ELDERLY/DISABLED PROGRAM ONLY) You have not yet been evicted by Court-order BUT your landlord has notified you that you must vacate your dwelling unit through no fault of your own, unrelated to a rent increase, and you have actually vacated the dwelling unit or you will vacate the dwelling unit within the next six (6) months.

Verification requirements:

1. Submission of "Certificate of Involuntary Displacement by Landlord Action" form; and
2. Copies of any notices from the landlord to the Applicant regarding the termination of the tenancy.

The information contained in the above referenced documents must clearly establish to the satisfaction of the BHA that:

1. the action taken by the landlord or property manager was beyond the Applicant's ability to control or prevent;
2. the action of the landlord or property manager occurred despite the Applicant Household having met all previously imposed conditions of occupancy;
3. displacement was not the result of failure to comply with HUD or DHCD policies with respect to occupancy of under-occupied and overcrowded Apartments or failure to accept a Transfer to another Apartment in accordance with a court order or policies or procedures under a HUD/DHCD-approved desegregation plan.

Failure to establish any one of the above referenced elements will result in denial of Priority Status.

3 Substantial Cause transfers

For complete definitions of each Substantial Cause Transfer category and the verification required for each category, please refer to Section 7.2.3 of Chapter 7, "Transfer Policy."

4 Standard (no Priority) Applicants

Standard Applicants who qualify for no priority.

4.4.4 Preference System

The Preference system below applies only to Applicants for admission on BHA waiting lists.

Within Priority categories, and within the standard “no Priority” category (i.e., standard applicants), Applicants may also receive Preference points. Preference points are assigned to veterans, deceased or disabled veterans’ families, handicapped/disabled Applicants requiring no more than a one-bedroom apartment (Family Program only), Elderly Households who select certain developments in accordance with state regulations and the BHA’s Designated Housing Plan and Boston residents. Preference points will be added to Priority points to determine an Applicants’ placement and on each BHA waiting list. Thus a Priority Two Applicant with a residency Preference will be ranked above a Priority Two Applicant with no Preferences. Veterans, disabled/one bedroom, Elderly Preference (State), Designated Housing (Federal) and Boston residency Preferences are cumulative, so an Applicant with more than one Preference (i.e., Veterans and residency) will be ranked higher within his or her Priority category than an Applicant with only one Preference.

The Preference categories are described below.

1. Veterans Preference

   The Veterans’ Preference shall be ranked above the residency Preference. The Veterans Preference shall further be ranked in the following order:

   - Among households equally in need (i.e., within the same housing Priority category), first Preference shall be given to families of disabled veterans whose disability has been determined by the Veteran's Administration to be service-connected.

   - Among households equally in need, second Preference shall be given to families of deceased veterans whose death has been determined by the Veteran's Administration to be service-connected.

- Among households equally in need, third Preference shall be given to families of other veterans. Among households of other veterans, Preference shall be given to families of disabled veterans whose disability has been determined by the Veteran's Administration to be service-connected, and second Preference shall be given to families of deceased veterans whose death has been determined by the Veteran's Administration to be service-connected."

Verification Requirement:

Applicants claiming a Veteran's Preference must provide the Occupancy Department with a copy of the Discharge documents of the Veteran for whom the Preference is claimed. The Veteran's Preference is only applicable to Veterans and/or immediate families of Veterans who were discharged under circumstances other than dishonorable.

2. Disabled Non-Elderly Persons, whose Households require one-bedroom apartments will receive Preference points on Family development waiting lists only. Households claiming this preference must verify their Household composition and show that a household member is disabled.

3. Designated Housing Preference(Federal Elderly/Disabled Program Only)
Applicants who are 62 years of age or older and are on a Federal Elderly and Disabled Program designated development wait list where the elderly resident population is less than 70% will receive preference points

4. Elderly Preference(State Elderly/Disabled Program Only)
Applicants who are sixty (60) years of age or older and are on a State Elderly and Disabled Program development waiting list where the Disabled resident population is at least 13.5% will receive preference in admissions over Applicants who are under sixty (60) years of age (See Section 10.4).

5. Residency Preference shall be given to BHA Applicants who are residents of the City of Boston, who work within the City of Boston, whose last permanent address was in the City of Boston OR who have been offered employment in the City of Boston. Residency Preference shall not have the purpose or effect of delaying or otherwise denying admission to the program based on the race,

color, ethnic origin, gender, religion, disability or age of any member of an Applicant household.

Applicants claiming a Boston Resident Preference shall be required to verify this through:

1. Proof of residency at an address within the Boston city limits (No length of stay verification will be imposed on Applicants claiming this Preference.); **or**
2. Proof that the Applicant is currently employed or has obtained employment in the city; **or**
3. Proof that the Applicant's last permanent address was within the Boston city limits.

4.4.5 Point System

1. The **Priority point system** used by BHA to process new admissions and transfers for the citywide waiting list for Family Developments is as follows:

Federal Housing Programs:

• Emergency transfers	**60 points**
• Priority One Applicants	**30 points**
• Priority Two Applicants	**15 points**
• **Priority Three Applicants**	**10 points**
• Substantial Cause transfers and Standard Applicants	**0 points**

State Housing Programs:

• Emergency Transfers	**70 points**
• Priority One Applicants	**60 points**
• Priority Two Applicants	**50 points**
• Priority Three Applicants	**30 points**
• Priority Four Applicants	**20 points**
• Priority Five Applicants	**10 points**
• **Priority Six Applicants**	**9 points**

- Substantial Cause and Standard Applicants **0 points**

2. **Preference points** will be added to Priority points as follows <u>for Applicants for admission only</u>:

   - Veterans Preference

     - Families of disabled veterans **4 points**

     - Families of deceased veterans **3 points**

     - All other veterans **2 points**

   - Non-Elderly Disabled Household Requiring One Bedroom (Family Developments only) **3 points**

   - Designated Housing(Federal Elderly/Disabled Program only) 24 points
   - Elderly Preference(State Elderly/Disabled Program only) 24 points

   - Residency Preference **1 point**

3. **Every fourth apartment offered, sorted by development and bedroom size, will be offered to an approved Substantial Cause Transfer (see Section 7.7 for further detail).**

4.5 Administrative Transfers

The BHA is occasionally required to initiate transfers that have not been requested by a resident. These transfers are required in order to free an apartment(s) for an important operational or policy reason. Typically, specific apartments must be identified for each Administrative Transfer. The BHA will consider the resident's preference for on-or off-site . Apartments that have been identified by BHA for assignment to Administrative Transfers are not placed on a waiting list and thus are not available for matching under the point system described in Section 4.5.4 above. Administrative Transfers include the following categories:

- Relocation necessary due to a redevelopment, capital improvement program, or extraordinary maintenance; or
- Compliance with legislative or regulatory requirement(s), for example sanitary code enforcement; or

- In Federal Developments, Households Overhoused by three or more bedrooms; or
- In State Developments, Households Overhoused by two or more bedrooms; or
- Relocation necessary to free an accessible apartment to accommodate another BHA resident or Applicant with a disability who requires an accessible apartment or an apartment with special features.

4.6 Change in Priority and/or Preference Status While on a Waiting List

4.6.1 Change in Status

Occasionally, Households on a waiting list who did not qualify for any or a certain Priority and/or Preference at the time of application will experience a change in circumstances that qualifies them for a different Priority and/or Preference. In such instances, it is the Applicant's obligation to contact the Authority so that a change in status can be verified.

4.6.2 Verification

To the extent that the verification determines that the Household does now qualify for a Priority and/or Preference, the Household will be moved up on any waiting list previously selected in accordance with its Priority and/or Preference(s), and the date such Priority and/or Preference(s) is approved. Similarly, removal of a Priority and/or Preference (because a Household is discovered to be ineligible for a Priority and/or Preference) will result in a reduction of waiting list points, and therefore change of waiting list position, for the Household. The Household will then be informed in writing of how the change in status has affected its place on any waiting list previously selected. Intentional misrepresentation by an Applicant may result in federal or state criminal prosecution for fraud, and removal from the waiting list, and disqualification from further consideration for admission or transfer for a three (3) year period beginning on the date of such determination by the BHA.

CHAPTER 5: DETERMINATION OF ELIGIBILITY

5.1 Preliminary Eligibility

5.1.1 Eligibility

Eligibility is determined differently under federal and state regulations.

5.1.1.1 Notice of Preliminary Eligibility

Applicants shall receive a Notice of Preliminary Eligibility for all developments to which they applied to and met the Threshold Requirements. This notice shall contain:

- A listing of the development(s) to which they applied
- The size and type of apartment they qualify for
- Any approved Priority and/or Preference(s)
- An estimated wait time

The Notice shall further inform Applicants that they are responsible for notifying the BHA in writing of any change to their household including any approved priority status or change of address and that all information will be verified as part of a final eligibility process.

5.1.2 Threshold Requirements

A. Family Program

In order to be preliminarily Eligible for the Family Program a Household must meet three threshold requirements:

1. The Household must qualify as a **"Family"**;

2. The Household must have an **Annual Income at or below program guidelines**, as defined below; and

3. The Applicant must not owe uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program[5]).

B. Elderly and Disabled Program

In order to be preliminarily eligible for the Elderly and Disabled Program a Household must meet four threshold requirements:

[5] Other Publicly Assisted Housing Program – means residence in any housing program assisted under M.G.L. Chapter 121B (such as state-assisted public housing for families, elderly or disabled persons), or Massachusetts Rental Voucher Program or assisted under the United States Housing Act of 1937 as amended (42 U.S.C. 1401 *et seq.)* (such as federally-assisted public housing for families, elderly or disabled persons, Section 8 certificate/voucher, project-based certificate, moderate rehabilitation, loan management/property disposition leased housing program, Indian housing, or tenant-based assistance under the HOME program)

1.The Household must qualify as a **"family"**;

2. The Head of Household, Co-Head of Household or Sole Member must be 62 years of age or older (60 years of age or older for State-Aided Housing) or handicapped or Disabled.

3. The Household must have an **Annual Income at or below program guidelines**, as defined below; and

4.The Applicant must not owe uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program[6].)

5.1.3 Family

Applicants must qualify as a "Family", which is defined as:

1. Two or more persons regularly living together, related by blood, marriage, adoption, guardianship or operation of law; or who are not so related, but share income and resources and intend to live together in BHA housing;

2. This definition includes single persons.[7]

3. Other persons, including foster children, Personal Care Attendants[8], and members temporarily absent (including children temporarily assigned to foster care[9]), may be considered a part of the household if they are living or will live regularly with the household.

5.1.4 Income Qualifications

[6] Other Publicly Assisted Housing Program – means residence in any housing program assisted under M.G.L. Chapter 121B (such as state-assisted public housing for families, elderly or disabled persons), or Massachusetts Rental Voucher Program or assisted under the United States Housing Act of 1937 as amended (42 U.S.C. 1401 certificate/voucher, project-based certificate, moderate rehabilitation, loan management/property disposition leased housing program, Indian housing, or tenant-based assistance under the HOME program)

[7] Single persons include: a single woman who is pregnant at the time of admission, a single person who has secured, or is in the process of securing the custody of any individual(s) below the age of 18, an Elderly person, a Person with a Disability or Handicap, a Displaced Person, or a Single Person who is not elderly, disabled, handicapped or displaced, each as defined in Chapter 11 of this Policy.

[8] Personal Care Attendants do not have rights of tenancy, nor can they be considered the remaining member of a resident household.

[9] See 24 CFR 5.403.

Persons meeting BHA income qualifications are those whose Annual Income at the time of admission, does not exceed the income limits for occupancy established by the U.S. Department of Housing and Urban Development (HUD), or Massachusetts Department of Housing and Community Development (DHCD), as applicable. Income limits are posted separately in BHA offices.

5.1.5 Applicant Owing a Balance to the BHA or Other Publicly Assisted Housing Program

The BHA will check for past balances upon receipt of the **Preliminary Application**. An Applicant who applies owing a balance consisting of uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program) will be entered into the BHA database as an ineligible Applicant and will not be placed on the waiting list until that balance is paid or a determination is made by BHA that no balance is due.

5.2 Final Eligibility

5.2.1 Eligibility Determination

In order to be determined eligible, the Applicant, and other members of the Applicant's household must demonstrate through verified information of past and present conduct, the ability, either alone or with a reasonable accommodation, if the Applicant household member is a Disabled Person,, to meet the resident selection criteria found in this policy, including compliance with the terms of BHA's lease, and any other BHA rules governing tenancy. In determining final eligibility the BHA will, in all cases, consider Mitigating Circumstances, and, any request for a reasonable accommodation on account of a Disability.

5.2.2 Qualified and Unqualified Applicants

To determine final eligibility, verified information will be secured by the BHA and the Applicant (See 5.3) and evaluated and a determination will be made by the BHA with respect to:

1. Eligibility of the Applicant household as a Family;

2. Eligibility of the Applicant Household as an Elderly Household or Disabled Person;

3. Eligibility of the Applicant household with respect to income limits for admission;

4. Apartment size and design and whether an accessible or modified apartment is required for the household;

5. Priority and/or Preference category (if any) to which the household belongs;

6. Qualification of the Applicant household with respect to the Applicant Screening Criteria.

6. The Applicant head of household must have verifiable identification with photograph of that Applicant.

7. **Each** household member must have a Social Security number or certify that he/she has no number. In addition, for Applicants for federally assisted housing only, **each** household member must document that s/he is a citizen of United States or has eligible Non-Citizen status, or who is otherwise eligible for continued assistance or prorated assistance under applicable regulations.[10]

Factors that determine that an Applicant household is Eligible and Qualified can be found in the sections below.

5.3 Screening

5.3.1 General Verification Requirements

1. What must be verified

All information concerning an Applicant household's composition, income, Priority status, Preferences, Good Cause requests, need for special apartment features, and ability to reside in public housing under the terms of the BHA's Lease (Screening) must be verified and documented. Except for determination of Priority status, which is completed prior to the Personal Interview and Screening, all information shall be verified during Screening .

2. Documentation

All documents related to verification shall be maintained in the Applicant's file folder.

Documentation used as part of the verification process may include:

[10] See Section 5.6.1.

- Copies of documents that will be retained in the Applicant's file folder, where the original is not otherwise required by law or regulation

- Checklists completed as part of the interview process and signed by the Applicant and/or the Occupancy Specialist

- Verification forms completed and signed by third parties and/or Applicant.

- Reports of all interviews, telephone conversations or personal contact with or regarding the Applicant household including date of the conversation, source of the information, name and position of the individual contacted, name and position of staff member receiving information and a written summary of the information received.

- All correspondence received for or on behalf of the Applicant.

- Credit Reports

3. Misrepresentation or Falsification of Information

An Applicant's knowing falsification, misrepresentation, or concealment of information will be considered grounds for denying admission to BHA housing.

In the event that the Occupancy Staff person believes that false and/or inaccurate information was or may have been submitted intentionally , the Applicant Folder will be reviewed by the Assistant Director of Occupancy for Screening or the Director of Occupancy who will make the determination. In this case, the intentional submission of false and/or inaccurate information may be used to disqualify the Applicant . .

Unintentional errors, or errors that do not secure an advantage with regard to eligibility for admission, Priority status and/or Preferences, or amount of rent, will not be used as a basis for Applicant rejection.

4. The BHA will accept verification of screening information in the following order of preference:

- **<u>Verification by a third party</u>** – Written verification by a third party is always preferred. Staff documented verification from a third party by telephone will be accepted where written verification is impractical, or the third party is unresponsive to BHA's written requests such that the processing of the Application is unnecessarily delayed or impossible to complete.

- **<u>Telephone verifications</u>** must use the same form mailed to the third party. All the information included required by the written verification form should be requested during the telephone contact. BHA staff will complete the form on the basis of such information. The contact person, date and time of conversation will be noted and the BHA staff person who made the telephone call will sign the form.

- **<u>Verification by Applicant-supplied documents</u>** – BHA will review documents submitted by the Applicant household when: (a) the information requested does not require third-party verification (for example rent receipts, canceled checks for rental payments, lease agreements and monthly utility bills) or (b) third-party fax or telephone verification is impossible. BHA may copy documents into the Applicant's file or list the documents and the information contained in them.

- **<u>Verification by Applicant certification</u>** – With the approval from the Director and/or Assistant Director of the Occupancy Department, the BHA may choose to accept an affidavit from an Applicant regarding housing and employment history only when verification by a third party or verification by documents is impossible to obtain.

5. General procedures applicable to screening information are as follows:

1. **Information subject to change** – Verifications are valid for ninety (90) days from the date received by the BHA. Information may be updated by telephone or fax for an additional thirty (30) days. After one hundred and twenty (120) days, the Applicant must obtain new verification documentation.

2. **Information not subject to change** – BHA will verify this information (e.g. verification of age or place of birth) only once during the screening process.

3. Each Applicant folder will include a checklist documenting verification efforts and tracking progress. The checklist will record the forms sent, date sent and the date the information is received by the BHA by mail, telephone or fax. Upon receipt of all requested verifications, the BHA staff person will sign the checklist and certify as to the completeness of the file.

4. Each BHA verification form sent to a third party will include the following: (a) an explanation of why the information is being requested: and (b) authorization from the Applicant to release the

information on the BHA's **General Release Form** or **Income Verification Form.**

BHA will send third party verifications directly to the third party, not through Applicants. The third party verifications shall include a self-addressed stamped envelope for return to BHA. Verifications may also be faxed to a third party with a request for a return fax to the BHA. BHA's fax transmission to the third party shall be confirmed by printed receipt at the time of transmission or verified by telephone. Annotation or copy of the receipt shall be kept in the Applicant's file.

5.3.2 Interviews and Verification Process

As Applicant households approach the top of the BHA waiting list, they shall be scheduled for a personal interview with a BHA staff member trained to conduct interviews. The BHA will require Applicants at this time to identify and provide documentation of "Good Cause" consideration(s) that may affect their ability to accept an offered apartment due to special circumstances that may be applicable for their Household. (See Section 6.2.5 for further detail).

1. Verification of Household Composition

The following information must be obtained for all Household Members as applicable:

A) Photo identification for Head of Household and Co-Head of Household (One of the following forms of photo identification (for the Head and Co-Head of Household only):

1. Driver's license
2. Registry of Motor Vehicles picture ID
3. Passport
4. Student or employer ID
5. Other photo ID acceptable to BHA

B) Proof of Birth – all Household Members (One of the following proof of birth documents in order of preferred documentation):

1. Original copies of Birth Certificates
2. Passports
3. Original Baptismal Records
4. Original INS documents for eligible Non-Citizens
5. Other records as deemed appropriate(Marriage certificate, DDG214, Statement from Social Security Administration)

*** A letter documenting pregnancy as well as anticipated date of birth will be required for all unborn children listed on application.

C) Proof of Relationships - applies to minor children or the care of adults in guardianship situations. The following types of documents will be accepted:

1. Birth certificates
2. Court records of adoption
3. Court records of guardianship
4. Other written documentation such as a written designation from the minor child's parent.

D) Social Security Numbers

Regulations require that the social security numbers of all Applicant household members (if provided) must be verified. One of the following types of documents may be accepted:

1. Original of the Applicant household members social security card (BHA will make a copy for the file)
2. Original Report from the Social Security Administration documenting the unavailability/non-assignment of a social security number for that Applicant household member (BHA will make a copy for the file)
3. A written statement from the Social Security Administration documenting the social security number assigned for that Applicant household member.

E) Status as a full time student (for Applicant household members over 17 years of age)

Statement on the letterhead of an accredited educational institution stating that the Applicant household member is enrolled as a full-time student at that institution.

F) Status as an Elderly Household

Proof of Birth (see above) of Head and/or Co-Head of Household indicating an age of at least sixty years (State assisted housing) or 62 years (Federally assisted housing)

G) Status as a Disabled Household or Disabled Person

1. In general, the BHA shall not inquire as to the existence or nature of a disability, or ask for information related to a disability or the medical history of residents, Applicants, or their Household Members. However, when a Resident, Applicant or Household Member requests a Reasonable Accommodation or Reasonable

Structural Modification on account of a disability, the BHA may require documentation as to the disability and the needs to be served by an accommodation or modification. A Resident, Applicant or Household Member may choose not to disclose the fact of a disability and request an accommodation or modification ; however, in this case, the BHA is not obligated to provide any such accommodation or modification.

2. If the Head or Co-Head of Household is claiming status as a Disabled Person, in order to qualify as a Disabled Household for purposes of Preference status or other reasons, such as eligibility for Elderly & Disabled Housing, proof that the individual is a Disabled Person must be obtained. In addition, certain benefits may accrue to a household with a Disabled Person, such as the need to move into a specially adapted apartment. Verification of the status of the household member as a Disabled Person must also be obtained in this case.

3.For purposes of determining whether or not the Disabled Applicant requires a particular location or an Apartment with special features, BHA Staff may inquire as to the effect of the Disability on the Applicant or Applicant household member

4.The following documentation will be accepted for purposes of verifying the status of a household member as a Disabled Person:

1. The household member's sole source of income is SSI benefits, SSDI benefits, or disability retirement income (see income verification below);
2. A certification from a Qualified Health Care Provider verifying that the household member meets the criteria of a Disabled Person for the state and federal housing programs.(See Definitions for eligibility of Disabled Persons)

H) U.S. Citizenship or Eligible Non-Citizenship Status (Federal Program ONLY)

Each Household Member's status as a U.S. citizen, Eligible Non-Citizen or ineligible Non-Citizen must be verified except as indicated below. Determination of eligibility or partial eligibility for public housing benefits (federal program only) is affected by citizen or Non-Citizen status. At least one household member must be a citizen or Eligible Non-Citizen.

What Evidence Will Be Required. Evidence of U.S. Citizenship or "Eligible Immigration Status" will be required to be submitted for all household members regardless of their age, except as indicated below:

If you are a U.S. Citizen:
A signed Declaration of U.S. Citizenship -
If you are a Non-Citizen who is age 62 or over:
A signed Declaration of "Eligible Immigration Status". You will also need to provide a "proof of age" document.
If you choose not to contend that you are a citizen or have eligible immigration status:
A completed form electing not to contend to such status
If you are a Non-Citizen who does not fall into one of the categories above:
A signed Declaration of "Eligible Immigration Status," a signed Verification Consent Form **and** you must provide **the original** of one of the documents listed below:

1. *Registered Alien Card* (U.S. Immigration and Naturalization Service(INS) I-551 Form)

2. *Arrival /Departure Record* (U.S. Immigration and Naturalization Service(INS) I-94 Form); with one of the following annotations:
   (a) "Admitted as Refugee pursuant to Section 207";
   (b) "Section 208"or "Asylum";
   (c) "Section 243(h)"or "Deportation stayed by Attorney General";
   (d) "Paroled pursuant to Section 2112(d)(5) of the INAA";

3. *Arrival /Departure Record* (U.S. Immigration and Naturalization Service(INS) I-94 Form) not annotated, accompanied by one of the following documents:

   (a) A final court decision granting asylum to which no appeal was taken.
   (b) A letter from a U.S. Immigration and Naturalization Service (INS) Asylum Officer granting asylum (if application was filed on or after October 1,1990) or from a U.S. Immigration and Naturalization Service (INS) District Director (if application filed before October 1,1990).
   (c) A court decision granting the withholding of deportation.
   (d) A letter from a U.S. Immigration and Naturalization Service (INS) Asylum Officer granting withholding of deportation (if application was filed on or after October 1, 1990).

4. *Temporary Resident Card* (U.S. Immigration and Naturalization Service (INS) I-688 Form which must be annotated with the

notation either : "Section 245A" or "Section 210")

5. *Employment Authorization Card* (U.S. Immigration and Naturalization Service (INS) Employment Authorization Card I-688B Form which must be annotated with the notation either: "Provision of Law 274a.12(11)" or "Provision of Law 274a.12")

6. Receipt From the U.S. Immigration and Naturalization Service (INS) Indicating Application for Issuance of a Replacement Document

For Applicants for Federal Program only, eligible Immigration Status for all Non-Citizen household members must be verified through the U.S. Department of Immigration and Naturalization Service Unless There is an Election Not to Contend *or all household members are 62 years of age or older and have submitted proof of age and a declaration of eligible non-citizen status*

I) Verification of Income, Assets, Income Deductions and Income Exclusions

During the screening process, verification must be provided for all income, assets, income deductions and income exclusions pertaining to an Applicant household as outlined in this procedure. These items are verified for purposes of determination of income eligibility and determination of monthly rent.

Income, assets, deductions and exclusions shall be verified at Screening and the initial monthly rent shall be calculated by Occupancy Department Staff. The monthly rent is determined by adding together gross income from all sources for all Household Members, including income from assets, and reducing that income by allowable deductions and income exclusions, in accordance with Federal (HUD) and State (DHCD) laws and regulations . In Federal developments, residents have the choice of paying either an Income Based Rent or a Flat Rent.(See 9.2)

In the event that the information used to calculate rent is more than ninety (90) days old at the time of signing the lease, the information shall be updated and re-verified and the rent recalculated by the Housing Manager.

Projections of annual income shall be based on the best available information, with due consideration to the past year's income of all household members, current income rate and effective date; and shall include projections for each income recipient in the household.

In order to ensure that all sources of income, assets, deductions and exclusions are considered in calculating annual income, Occupancy Staff shall interview all applicants during the screening process using the Occupancy Department's Income Questionnaire.

In addition, in the case that the documentation provided by the applicant is not complete or is otherwise doubtful, the BHA may require the Household Member to sign a release allowing the BHA to obtain the information directly from the third party.

The following forms of verification of income, deductions, exclusions and assets will be accepted.

1. Income from Employment

- A statement from the Employer stating the gross wages of the employee, including history or anticipated amounts of overtime or bonus to be earned by the employee, or
- Pay stubs showing gross income for each pay period and all deductions taken for four consecutive weeks;

The income of workers employed on an irregular basis will be estimated based on the verification of the best information available, with due consideration to earning ability and work history.

2. Income from governmental agencies

A statement from the appropriate agency (Social Security, Department of Transitional Assistance, Employment Security, etc), stating the amount of annual or monthly income provided, including the gross amount and any deductions taken.

3. Income from Retirement Accounts

A statement from the source stating the amount of annual or monthly income provided, including the gross amount and any deductions taken

4. Income from the operation of a business or profession

1. Most recent audited financial statement of income and loss;
2. Most recent tax return showing income and loss from the operation of a business or profession.

5. Zero Income

When an adult Applicant household member reports zero income, the BHA will require the Applicant household to complete a budget or statement of financial responsibility. An investigation may also include ordering a credit reports

on the Applicant household members. If the Applicant household member owns a motor vehicle, a telephone, or has other evidence of some form of expenditures reflecting income, the Applicant household member will be asked to explain the source of funds supporting such cash expenditures

In addition, the Applicant household member will be required to sign releases allowing the BHA to obtain verification of no-income from sources such as Dept. of Transitional Assistance, Internal Revenue Service, Department of Revenue, Social Security Administration, Employment Security and Veterans Affairs.

6. Child Support, alimony, regular gifts and gambling proceeds

1. A statement from the individual, business or agency providing the income and the frequency and amount of income provided; and/or
2. Signed release form allowing the BHA to obtain information from the State Division of Child Support.

7. Income from Assets

Income from assets shall be based on either the actual income received or imputed income based upon current passbook savings rates. For instance, actual interest received shall be used for interest bearing bank accounts, money market funds, rented property, etc. Imputed income will be used for real property which is not rented, jewelry, coin collections, works of art and other non-income bearing assets. If the value of the asset is more than $5,000 the higher of imputed income or actual income received will be used.

Common household items such as furniture, clothing, and vehicles used for day-to-day transportation shall not be considered assets for the purposes of calculating income.

Types of verification which will be accepted for purposes of determining the value and income received from an asset include:

1. Three most recent statements for statement accounts, including bank accounts, money market funds, mutual funds, or other assets for which regular statements are issued;
2. Original passbook for passbook savings accounts;

3. Most recent (no older than one year) appraised value of real property owned, in the form of property tax bill or appraisal from a Real Estate Appraiser; and

4. Appraised valuations of any non-essential personal assets such as jewelry, coin collections, antiques or classic cars.

8. Verification of child care expenses or care of disabled household member deductions

Statement from the provider of child care or care of Disabled Person who is a household member of the amount of payment made on a periodic basis by the Applicant household .

9. Verification of Medical Deductions

Applicants must submit evidence of the following medical expenses for all household members paid within the last twelve months:

1. Statement of the cost of medical insurance and the frequency of cost from the provider or in the form of deductions indicated on pay stubs or Social Security statements accompanied by proof of payment;

2. Receipts for payment of prescriptions and other health care needs. Non-prescription health care needs must be documented by both receipts and a statement from a Qualified Health Care Provider of the need for such items (including non-prescription medications, wheelchairs or other disability related aids, etc);

3. Signed printout of prescription costs from a pharmacy accompanied by proof of payment

4. Medical or dental bills for a household member paid by a household member.

5. Un-reimbursed reasonable attendant care and auxiliary apparatus expenses.

J. Verification of Income Exclusions

Various sources of income are excluded by the BHA in accordance with Federal and State regulations. A list of currently allowable income exclusions will be given to the Applicant at the beginning of the Final Screening Process in preparation of the determination of rent. In each case where the Applicant claims that income should be excluded a determination must be made as to whether or not the information provided needs to be verified. For instance, if an Applicant acknowledges receipt of a one-time gift of cash, that income does not need to be verified prior to its exclusion. On the other hand, if the Applicant claims to have a

welfare-to-work income exclusion, that exclusion must be verified with the appropriate agencies.

K. Verification of need for particular apartment features

At the time of Preliminary Application, or during the Screening Process, all Applicants will be asked to complete an Apartment Requirements Questionnaire. This questionnaire will identify any special features that the applicant may require, and whether or not they consider themselves to be, or are, a Disabled Person. Such features will include first floor apartments, inability to live in a townhouse unit, need for accessible features such as wheelchair accessibility, and other factors.

Any special apartment requirements identified by the Applicant as needed for his/her Household shall be verified using the process included in this Policy for Good Cause verifications, Disability status and in compliance with all applicable laws and regulations.

L. Verification of Applicants Ability to Live in Accordance with the Lease

During the screening process, an Applicant shall be required to verify that all household members are capable of living in compliance with the BHA lease. A number of verification sources will be used to determine this as listed below. Applicants must provide to the BHA required information, including at least the last three years of housing history. These questions are asked on the **Final Application Form** and must be as fully and completely answered. Refusal to answer questions or inability to respond to requests for information may lead to a determination of ineligibility or withdrawal of an Application for Applicant's failure to respond.

The BHA will not offer housing to an Applicant who can provide no documentation of ability of all household members to comply with the essential obligations of the Lease.

M. Applicant Rent Payment History

The following sources may be used to verify whether or not the Applicant is likely to pay rent in a timely manner:

1. Landlord references (preferred method);
2. Bank references in the case of home-owners paying mortgages;
3. Tax and utility payment records in the case of a homeowner not paying a mortgage;
4. Credit Bureau Reports;
5. Other records of payment histories in the case of an Applicant who has neither rented before as tenant of record or owned a home, including records of payment on credit cards or other independently verifiable regular or periodic payments.

N. Applicant History of Care of Property

1. Landlord references (preferred method);
2. Statement from a Qualified Health Care Provider, other social services worker or other independent individual who has been in the home of the Applicant and has knowledge of the Applicant's care of property within his/her care;
3. Neighbor references in the case of an Applicant who is or was not a tenant of record and for whom a landlord reference can not be obtained;
4. Statement from a shelter worker, a worker in residential care settings, or a worker from other alternative housing institutions who has knowledge of the Applicant's care of property within his/her care.

O. Applicant History of Not Disturbing neighbors or otherwise violating lease conditions, including violating the civil rights of other residents, their guests, neighbors, and employees

1. Landlord references;
2. Neighbor References in the case of an Applicant who is or was not a tenant of record and a landlord reference cannot be obtained;
3. Statement from shelter workers, workers in Residential Care settings, or workers from other alternative housing institutions who can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors;
4. Other references from independent individuals or agencies, which can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors.

P. Criminal History

Each Applicant household member thirteen (13) years of age or older shall be required to sign a release to allow the BHA to obtain Criminal Offender Record Information (CORI). Discussion of the review and determinations based upon the information that may be included in the CORI is included in Section 5.3.3 (Applicant Screening Criteria) below.

Q. Verification of Mitigating Circumstances

In the event that negative information about any household member is found in the process of reviewing the above verifications during the screening process, the Applicant may request that Mitigating Circumstances be considered in making a determination whether the Applicant is Qualified for housing. For instance, the Applicant may claim that certain unusual expenses prevented the Applicant from paying rent in a timely fashion. Mitigating Circumstances claimed by an Applicant must be verified.

5.3.3 The Screening Policy

Information to be considered in completing Applicant screening shall be reasonably related to assessing the conduct of the Applicant and other household members listed on the application, in present and/or prior housing. The BHA shall reject an Applicant if it finds any of the following conditions are present and there is reason to believe the future behavior of the Applicant or Applicant household members will exhibit the same behavior, unless there are acceptable Mitigating Circumstances as provided in Section 5.3.6 paragraph 2 below. The history of the Applicant household's conduct must demonstrate that the Applicant household can reasonably be expected not to:

1. Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises or to adversely affect their health, safety, or welfare or the security of their property;

2. Violate the civil rights of any person, while on BHA property, in accordance with the BHA's Zero Tolerance policy.

3. Cause damage to the property or fail to pay rent in full and on time;

4. Violate the terms and conditions of the BHA lease;

5. Require services from BHA staff that would alter the fundamental nature of the BHA's program.

6. Illegally use, possess or distribute a controlled substance; or

7. Give the BHA reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

The Applicant household's ability and willingness to comply with the above requirements in current and former housing will be checked and documented. BHA may review the Credit Bureau Report of the household member(s) who will be responsible for paying rent in order to determine Applicant's credit history in meeting rent and housing-related utility charges, if any, and to verify Applicant's prior housing history. The Applicant's prior credit history in meeting non-housing-related financial obligations will not be a basis for determining an Applicant ineligible except in cases where the Applicant has no prior rent payment or housing history.

Relevant information respecting habits or practices may also be considered including, but not limited to:

1. An Applicant household's past and present performance in meeting financial obligations, especially in rent; provided that if the Applicant paid at least fifty percent of his/her household's monthly income for rent each month during a tenancy but was unable to pay the full rent, an eviction for non-payment of the balance of the rent shall not disqualify such individual from BHA housing.

2. The most recent three-year housing history, and whether there is a record of disturbance of neighbors, destruction of property, or housekeeping habits at present or prior residences which, if repeated, may adversely affect the health, safety, or welfare of other residents or neighbors or BHA employees or the security of their property during such time.

3. Involvement in criminal activity on the part of any Applicant household member in a crime of physical violence to persons or property or other criminal activity, which if repeated , would threaten the health, welfare and safety or the right to quiet enjoyment, of other BHA tenants, or other criminal activity involving the illegal use of a controlled substance, or if the BHA determines that it has reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. (The BHA will utilize the Massachusetts Criminal History Systems Board's Criminal Offender Records Information or "CORI" data as a reference.)

4. A record of eviction from housing or termination from residential programs.

5. An Applicant household's ability and willingness to comply with the terms of the BHA lease. Applicant households must be able to demonstrate the ability and willingness to comply with the terms of the BHA's lease.

6. Information related to an Applicant's knowing misrepresentation of any information related to Priority and/or Preference eligibility, household composition, Household income and/or assets, rent or use of the apartment. Failure to provide consent for verification of information can be considered grounds for ineligibility.

7. Information related to an Applicant's or a member of an Applicant's household treatment by a substance abuse treatment facility. The BHA requires any Applicant or member of Applicant's household to sign a consent form authorizing inquiry to a substance abuse treatment facility where the BHA :

- Receives CORI information that indicates evidence of a prior arrest or conviction for criminal activity which would be a basis for denial due to reasonably current illegal drug use, OR

- Receives information from records from a prior tenancy of the Applicant or household member that demonstrate he or she was:

  - Engaged in the destruction of property;

  - Engaged in violent activity against another person;

  - Interfered with the right to peaceful enjoyment of the premises by another tenant.

8. Home Visits

Home visits at the current dwelling of the Applicant household shall be required of Applicants in the circumstances listed below. Housekeeping inspections are part of the home visit.

- *Criteria for home visits:* BHA will make a Home Visit when the following conditions exist:

  - One bad housekeeping reference from the present or prior landlord or housing provider, including residential programs and shelters;

  - Information contained in a reference or verification form that demonstrates a marked difference among references of the Applicant as to housekeeping; or

  - The Applicant is unable to provide documentation from an independent source to support a positive assessment of housekeeping ;

  - Evidence of poor personal hygiene habits, as observed by BHA staff during a personal interview or other visit to BHA offices and/or during a home visit, such as would affect the livability of a BHA apartment occupied by the Applicant Household, a neighbor's apartment, or other premises or such as not to be conducive to decent, safe, and sanitary conditions as required by BHA's lease.

- Housekeeping observations shall include, but are not limited to:
    - Conditions in the living room, kitchen, bathroom ,bedrooms and other spaces in the unit.
    - Conditions of entrance-ways, stairways, halls, and yard if under the control of the Applicant
    - Cleanliness in each room, for example, dirt, grease, grime or infestation
    - Clutter that might create a health or safety problem
    - General care of furniture, appliances, fixtures, windows, doors and cabinets
- Other conditions which would constitute a violation of BHA lease terms, such as:
    - Evidence of destruction of property;
    - Evidence of criminal activity, for example., presence of drugs or drug paraphernalia; dangerous weapons; or
    - Conditions inconsistent with application information, i.e., evidence of unauthorized occupants.
- All Applicants shall have at least two calendar days' advance written notice of Home Visits.
- The purpose of the Home Visit is to obtain information to be used in determining the Applicant's compliance with the screening criteria described in this chapter.

5.3.4 The Final Application Package and Screening Requirements

1. The Final Application

Various questions relating to the Applicant’s household’s eligibility, Priority status and/or Preferences and tenant history will be asked as part of the Final Application. Included will be the Social Security Numbers (SSNs) of all household members (or certification that an Application for a SSN is submitted or that no SSN has been assigned) and the name, address and telephone numbers of

current and former landlords or current and former housing providers. Failure to answer the questions and provide the requested information will result in withdrawal of the Application. BHA staff will be available to guide Applicants, as needed, in understanding the Application process and completing BHA forms. For Federal Programs, verification of U.S. Citizenship or Eligible Non-Citizen status for each household member will also be required at this time.

All sections of the Final Application must be completed by the Applicant and must be signed by the Household Head and Co-Head, where appropriate.

2. Applicant Releases of Information and other required documents

All adult household members will be required to execute the following releases of information or sign information forms as appropriate:

- The single standard **Release of Information** form that is to be signed by the Applicant and each adult household member;
- Non Citizen Rule (Federal Housing only) – Verification of Consent For all household members.
- One copy of the **CORI Release of Information** form advising the household member that CORI will be used; and
- The **Privacy Act Notice**.

Refusal to sign these forms or other documents required to process the Application or conduct screening will result in the withdrawal of the Application.

The BHA has discretion to determine what constitutes adequate and credible documentation. If staff has doubts about the veracity or reliability of information received, they may examine alternative methods of verification with the Applicant or third parties until they are satisfied that the documentation is reliable or that reliable documentation is unattainable. The BHA will not offer housing to an Applicant household who has failed to provide requested documentation, or to identify sources who can provide documentation which demonstrates the ability of the household to comply with the essential obligations of the Lease or meet other eligibility requirements.

5.3.5 Applicant Screening Criteria

Applicants including all household members for public housing will be screened. The screening criteria in this Admission and Occupancy Policy, are based on those set forth in the HUD and DHCD Regulations (24 CFR Part 960.205 and 760 CMR 5.00 respectively), and require an assessment of the conduct of each Applicant household member age thirteen (13) or older with respect to all the factors listed below:

1. **An Applicant household's performance in meeting financial obligations, especially rent, as required by terms of the BHA Lease**

   A. Primary indicators for meeting financial obligations, especially rent are:

   No more than one (1) rent delinquency in any 12 month tenancy period under review except in cases of acceptable Mitigating Circumstances; payment of rent in full and on time for the period under review, payment of gas, electric, and heating fuel bills in full and on time (no shut-offs or termination of service). Prompt payment of repairs for damage caused by the Applicant, household members and/or guests. Compliance with repayment plans (if any) will also be considered.

   B. Secondary indicators for meeting financial obligations, especially rent. One or more of the following secondary indicators may demonstrate acceptable history under this criterion :

   1. Applicants may present evidence of a recovery from a delinquency, such as sweat equity to pay off a debt and meeting the requirements of payment contracts for rent in arrears. All such evidence must be adequately verified;

   2. Self-employment work histories that show positive performance and habits with respect to the monthly payment of bills or creditors (as verified by vendors or creditors);

   3. Record of payment of consumer loans, credit cards, or lay-a-way accounts (monthly payment in full and on time). Evidence of recovery from a delinquency shall be deemed a Mitigating Circumstance;

4. Record of monthly payment for utilities in full and on time (other than gas or electric) such as water and sewer, telephone. Evidence of recovery from a utility payment delinquency shall be deemed a Mitigating Circumstance;

5. Record of cable TV payments (monthly payment in full and on time). Evidence of recovery from a delinquency shall be deemed a Mitigating Circumstance;

6. Record of making any kind of regular payments (i.e., monthly payment of a storage bill for household possessions);

7. No liens, defaults or other types of poor payment history;

8. Record of regular on time payments for alimony and/or child support;

9. Ability to secure a vendor payment agreement with payments made directly to the BHA for a period of not less than 24 months or shorter period if agreed to by BHA;

C. Acceptable documentation in support of an Applicant's history of meeting financial obligations includes the following:

1. Completed Landlord Verification Form for all prior landlords for the past three years reflects no more than one (1) delinquency in any 12-month tenancy period in payment of rent;

2. Account records (computer printouts) provided by utility companies for any period of tenancy under review reflecting no delinquencies in payment for utilities;

3. Where a landlord verification is not available, a completed Third Party Verification form: **Ability to Comply with Lease Terms** from a knowledgeable third party source reflecting an ability to meet Lease terms, including the obligation to pay rent;

4. Credit Bureau information reflecting no negative indicators relative to the ability to pay rent or similar shelter costs. The information on the Credit Bureau report must be consistent

with other documentation or statements made by the Applicant;

5. No record of an eviction for non-payment, or failure to pay for damages or other charges due a landlord (If the Applicant has a record of eviction for nonpayment, the applicant must document that s/he was paying at least fifty percent of the total household income towards rent)

6. Other documentation accepted as reliable and credible by the BHA, which is sufficient to support a determination that the Applicant will pay rent and other charges as permitted by the BHA lease on time.

D. Method of Verifying an Applicant's history of meeting financial obligations:

1. Performance in this area will be checked first by contacting current and prior landlords, (and utility suppliers if applicable). The BHA **Landlord Verification Form** will be used to gather information about present and past performance in meeting rental obligations. The form will be mailed to the landlords identified by the Applicant or otherwise, along with a release of information form signed by the Applicant.

   Where any adult member of the Applicant household has had past responsibility for utility payments, the BHA may consider account records provided by utility companies (excluding those providing telephone and cable TV service).

   In lieu of the form referenced above, BHA will accept credible evidence of rent payment or utility payments in the form of canceled rent checks, or money orders for any period of tenancy under review. Situations may arise where an adult member of an Applicant household has not paid rent but has responsibility for utility payments. Their payment of utilities can be an indicator of ability to pay a shelter-related cost.

2. Information from landlords of any adult Applicant household member may be discounted if it appears that the landlord may have misrepresented information about the Applicant Household. Contacts with all prior landlords for the past three (3) years will be pursued by BHA staff.

3. BHA will examine tenancy history over a longer period of time when the information obtained from the three (3) year period is incomplete or conflicting. When examining an

Applicant's housing history BHA will focus on any periods when any adult Applicant household member made or should have sustained periodic payments in support of housing-related costs.

4. If a current or previous landlord is a relative of the Applicant household, the BHA will give more weight to references provided by unrelated landlords.

5. If verifications of timely rental payments (and utility payments, where applicable) are received from landlords and utility suppliers, no further documentation of past performance of meeting financial obligations, especially rent, need be collected.

6. Payment of funds owed to the BHA or other subsidized housing provider will be considered as some evidence that an Applicant Household is willing to meet financial obligations.

7. If the Applicant household has no landlord references (e.g. because of living with friends or family or in an institution or shelter) or if any landlord reference is negative, ambiguous, or not credible, the BHA may order a Credit Bureau Report on all adult members of the Applicant household.

   BHA will conduct a careful examination of the information contained in the Credit Bureau Report. The report will be checked to determine if there are inconsistencies in the Applicant's housing history as reported to BHA on the Final Application form or other documents. BHA staff will consider negative credit information with respect to the Applicant's rent and utility payment history. In cases where the Applicant has no prior housing payment history, the BHA will utilize the payment history for other consumer credit obligations.

   If BHA rejects an Applicant in whole or in part because of a poor credit history reflected in a Credit Bureau Report, BHA will advise the Applicant in writing of:

   - his/her right to examine the Credit Bureau Report; and
   - his/her right under applicable law to dispute and correct inaccurate credit information.

   Should the Applicant obtain correction of the report, BHA will reconsider the Application and if the Applicant is not

determined ineligible again, s/he will be reinstated to each previously selected waiting list using the original date and time of Application and any applicable Priority and/or Preferences.

BHA will consider a poor credit history in light of any Mitigating Circumstances that can be documented by the Applicant (for example loss of employment, illness, or medical problems that limited the household's financial resources). BHA will also consider whether non-payment or poor payment of rent and other charges is likely to reoccur once the Applicant obtains housing where the rent is based on a percentage of the household income.

If an Applicant has filed bankruptcy and this is reflected in the Credit Bureau Report, BHA will determine if the bankruptcy included debts that were related to tenancy and shelter costs and which would be a basis for rejecting the Applicant if they had not been discharged. Applicants will not be rejected solely on the basis of the bankruptcy filing.

8. The BHA differentiates between Applicants who are/were tenants named in a Lease or tenants at will whose landlord BHA cannot reach and Applicants who have lived in a dwelling without the landlord's knowledge, thus making it impossible for the landlord to verify the Applicant's residency or ability to meet financial obligations although the landlord may verify residency information, including rent-paying ability, of the tenant occupying the dwelling.

   The BHA will attempt to verify that the landlord of a prior dwelling knows the Applicant. The BHA may accept other credible verification that can establish the address and occupancy status for the period under review. Failure to establish the Applicant's claimed residency in a dwelling will constitute cause for the BHA to withdraw the Applicant's Application.

9. In the absence of credible landlord references with respect to past performance of meeting Lease or tenancy obligations, the BHA may contact someone with knowledge of the Applicant household's or members' behavior and abilities to complete the BHA form, **Third Party Verification: Ability to Comply with Lease Terms**.

If the current housing provider is a relative, additional information on the Applicant's ability to comply with the Lease terms may be collected by the BHA.

10. If BHA personnel have questions about information received, they may contact the source of the information in order to ask such questions. In addition, the BHA may check other knowledgeable sources such as court records and/or Credit Bureau Reports for evidence of evictions or judgments against the Applicant.

2. A record of disturbance of neighbors, destruction of property, or housekeeping habits at present or prior residences which may adversely affect the health, safety or welfare of other residents or staff, or cause damage to the Apartment or development on the part of any household member, as prohibited by terms of the BHA Lease

A. Primary indicators that the Applicant household will not cause disturbances, destruction of property, damage or will not have unacceptable housekeeping habits are:

1. No record of activity or behavior that would disturb other residents' or neighbors' peaceful enjoyment of their accommodations; no record of activity or behavior that resulted in damage to an Apartment or residential facility of any kind including grounds or common areas associated with such Apartment or facility; no record of activity or behavior that results in damage to the real or personal property of neighbors;

2. No record of activity or behavior (including housekeeping) that resulted in safety violations, unsanitary or unhealthy conditions in an Apartment or dwelling or the common areas associated with such Apartment or dwelling;

3. Evidence that the Applicant reported maintenance problems to the landlord in a timely manner is a positive indicator.

B. Secondary indicators that the Applicant household will not cause disturbances, destruction of property, damage, or will not have unacceptable housekeeping habits are:

One or more of the secondary indicators may demonstrate acceptable history under the following criteria:

1. Proper care of one's room or space (especially for a person living with someone else or in a shelter or group home);

2. Proper maintenance of other physical space ((for example a work space)

3. Use of chore service or other assistance in caring properly for an Apartment or living area;

4. The presence of a Personal Care Attendant who will assist in the proper care of the dwelling.

In attempting to determine if the Applicant household will respect the rights of others, the BHA may also consider :

5. treatment of others with whom the Applicant household lives;

6. treatment of BHA staff with whom the Applicant household comes in contact;

7. treatment of administrators, staff or other participants in programs in which the Applicant household is or has been a participant;

8. recent school and employment relationships.

C. Acceptable documentation that an Applicant and/or household member will not cause disturbances, destruction of property, damages or will not have unacceptable housekeeping habits includes:

1. Completed Landlord Verification Form for all previous tenancies reflecting the absence of such activity or behavior and reflecting the ability to care for a dwelling and to comply with essential Lease terms;

2. If no landlord verification is possible, a completed **Third Party Verification: Ability to Comply with Lease Terms** reflecting the absence of such activity or behavior and reflecting the ability to care for the dwelling and to comply with essential Lease terms;

3. Criminal Offender Record Information (**CORI**) reflecting no criminal offenses arising from physical or other abuse of persons or property, disturbances, destruction or damage to property or similar types of activities. Examples of criminal offenses that will be considered under this screening criterion include but are not limited to: threats or harassment, especially civil rights violations, domestic violence, including actual or threatened violence toward members of an Applicant's household or other individuals who are not household members, assaults, assaults and batteries, destruction of property, vandalism, situations where children, the elderly or disabled are neglected or abused, criminal conduct which

may not in and of itself be considered violent but may lead to violence, reported or other evidence that may constitute a health or sanitation problem;

4. Where disqualifying behavior has occurred, evidence of Mitigating Circumstances shall include evidence that the Applicant household has ceased the behavior or activity and that the behavior and activity is unlikely to re-occur. The evidence must be provided by a Qualified Health Care Provider or other individual qualified to provide such evidence;

5. Where disqualifying damage to property has occurred, evidence of Mitigating Circumstances would require a showing that the Applicant and/or household members ceased the behavior or activity resulting in the damage and that the behavior and activity is unlikely to re-occur. An Applicant household member should show that s/he has paid for the damage or, if s/he didn't make such payment, establish a valid reason why payment for the damage was not made.

D. How a Record of disturbance, destruction of property, damages, unsatisfactory or unacceptable housekeeping habits will be determined:

1. Staff will check for current or past problems in the above areas with the current and former landlord(s) using the **BHA Landlord Verification Form.**

BHA staff may utilize information from a Credit Bureau Report on the Applicant household in the event questions remain about the Applicant household's housing history after verification from landlords and housing providers has been sought or obtained.

2. BHA staff will routinely check the BHA's former Resident files to determine whether the Applicant and/or any household member have been residents of the BHA and have vacated in bad standing from the BHA either by threat of eviction, eviction, termination from its rental assistance programs or vacating without notice to the BHA. They also can order a check of court records to determine whether the Applicant or household members have been evicted from other housing.

3. In addition to checking with landlords, the BHA will make a Home Visit when the following conditions exist:

   a. One unsatisfactory housekeeping reference from a present or prior landlord or housing provider, who may include a provider at a residential program or a shelter has been received;

b. Reference or verification forms show a marked difference or discrepancies in the housekeeping assessment of the Applicant;

c. The lack of adequate documentation from an independent source to support a positive assessment of housekeeping habits as required by this screening criteria;

d. Evidence of poor personal hygiene habits, observed by the Occupancy Specialist at the interview or by other BHA staff, which may be an indication that such habits could disturb the peaceful enjoyment or health of other BHA Residents or affect the habitability of an Apartment.

The home visit will be documented on the **BHA Home Visit Form**. Where the Applicant is living in a shelter, or other transient housing facilities, BHA staff may visit the site and may confirm compliance with facility rules using the **Third Party Verification: Ability to Comply with Lease Terms.**

Applicants who fail a home visit will be determined Ineligible.

4. If the Applicant is not currently living under a lease with a landlord, or is living as a tenant at will, the housing provider will be asked to verify the Applicant's ability to comply with BHA Lease terms related to this screening criterion. Any area for which the Applicant has responsibility may be inspected.

5. An Applicant's behavior toward BHA staff may be considered as a reflection of future behavior toward neighbors and/or BHA staff. Physical abuse or threats by an Applicant toward BHA staff will be noted in the file and included in the Screening evaluation. BHA staff will also note health or hygiene habits when such habits, in the opinion of the BHA staff, are serious enough to interfere with the ability of staff to conduct the interview and/or to disturb future neighbors. Where personal hygiene is a question, a final determination will be made based on available information which may include a home visit and which will be made after consultation with the Assistant Director of Occupancy for Screening.

3. A record of involvement in criminal activity on the part of any Applicant household member in crimes of physical violence to persons or property, crimes of fraud, prostitution or larceny and other criminal acts including the use and/or distribution of an illegal drug, or the illegal use (or pattern of illegal use) and distribution of any illegal drug, or abuse (or pattern of abuse) of alcohol which may

interfere with the health, safety, or right to peaceful enjoyment of the premises by other Residents, as prohibited by the BHA Lease

A. Persons convicted of sexual offenses and subject to a lifetime sexual offender registration requirement are permanently prohibited from admission to Federal assisted developments and they are only eligible for admission to State assisted developments upon establishing acceptable Mitigating Circumstances. The BHA will conduct criminal history background checks sufficient to determine whether any household member is subject to such a registration requirement.

B. Persons that have been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally-assisted housing are permanently prohibited from admission to Federal assisted developments and are only eligible for admission to State assisted developments upon establishing acceptable Mitigating Circumstances.

C. Examples of primary indicators that an Applicant and/or household member has not engaged in criminal activity:

The absence of CORI or other evidence of criminal activity or behavior, excluding minor offenses

D. Criminal activity/drug related criminal activity, other factors and considerations:

1. **Rehabilitation and Mitigating Circumstances –** With respect to potentially disqualifying criminal behavior, evidence of Mitigating Circumstances or rehabilitation must be substantial and commensurate with the seriousness of the crime.

BHA will consider the particular circumstances of the offense, the seriousness of the offense, the degree of damage, disruption and inconvenience caused by the offense, the passage of time since the offense, and whether the offender has been a good citizen and remained free of trouble since the offense.

BHA may consider evidence of the Applicant's or household member's behavior and reputation in the community both before and after the offense, and any other evidence indicating a likelihood that the offender will not engage in any future criminal activity.

Example of rehabilitation: If an Applicant or household member has an isolated incident of criminal activity which is

neither violent nor drug related in the past, then clear and verifiable evidence of good citizenship sustained over a significant period of time may establish that the Applicant or household member has been rehabilitated.

Example of Mitigating Circumstances: If an Applicant or household member has an isolated conviction for larceny but establishes that he or she had an emergency need for money to pay for prescription drugs due to the illness of a household member, this explanation, if documented, may constitute Mitigating Circumstances sufficient to outweigh the offense.

2. BHA will not admit a current user of illegal drugs. The Fair Housing Act explicitly states that current users of illegal drugs are not a protected class. BHA will not exclude former users of illegal drugs solely because of their former illegal drug use Evidence of use within the past year creates an rebuttable presumption that the individual is a current user.

3. The fact that an Applicant or household member may have been an illegal drug user in the past does not automatically excuse any disqualifying behavior that the Applicant or household member may have engaged in while an illegal drug user. If the BHA has cause to believe a former illegal drug user is still using illegal drugs, BHA has cause to reject the Applicant because of his/her current illegal drug use.

4. Documentation that a former illegal drug user is not currently using illegal drugs could include:

    a. Verification from a Qualified Health Care Provider stating that the former illegal drug user has been or is currently in treatment, that there is a reasonable probability that the Applicant will be successful in refraining from use of illegal drugs, that the Applicant is complying with the requirements of the treatment program, and is not currently using an illegal drug;

    b. Verification from a self-help program (for example, Narcotics Anonymous) stating that the former illegal drug user has been or is participating in their program, that there is a reasonable probability that the Applicant will be successful in refraining from use of illegal drugs, and is not currently using an illegal drug;

c. Verification from a probation or parole officer stating that the former illegal drug user has met or is meeting the terms of probation or parole **and** that periodic screens have not revealed the presence of illegal drugs;

d. Voluntary drug testing. An Applicant or household member cannot be required to undergo drug testing as a condition of eligibility. However, if s/he chooses to be tested, testing shall meet the following requirements:

- The Drug test must be conducted at facilities that use the National Institute of Drug Abuse Guidelines (implementing EO 12564 and Pub. L. 100-71; these guidelines were published April 11, 1988 in the Federal Register);

- The test must screen for illegal drugs only and the Applicant's use of prescription drugs that contain controlled substances must be taken into account; and

- The BHA will pay for all costs associated with drug testing unless the costs are otherwise reimbursed.

5. If an Applicant or household member is currently in treatment for illegal drug use (as opposed to successfully completed treatment) or if an Applicant or household member has a history of drug treatment followed by further illegal drug use, the Applicant or household member must convincingly demonstrate (by providing additional verifiable information) in what way the current situation and claim of non-drug use is different from the previously unsuccessful efforts to stop using drugs. BHA must have an acceptable demonstration that the likelihood of a change in behavior is significantly greater than in the past.

   In such cases, an Applicant or household member should successfully complete the current treatment program and maintain acceptable behavior in the community for a reasonable period established by the BHA.

6. Where an Applicant or household member has committed one or more crimes and establishes a direct causal link between the crimes and former illegal drug use, BHA will consider the evidence of rehabilitation from the illegal drug use. Rehabilitation does not mean that the BHA will ignore the criminal behavior if other factors apart from illegal drug

use may have had a causal effect on the criminal acts. A demonstration that a former illegal drug user is not a current user does not necessarily excuse crimes committed while s/he was using illegal drugs. S/he must reliably establish that drug use caused the crimes, that s/he is rehabilitated, **and** that there is a likelihood of no further criminal behavior.

7. **Alcohol Abuse and Screening –** Alcohol is a legal drug. Use of alcohol is not a basis for rejecting an Applicant. An Applicant or household member who is an alcoholic may qualify as a person with a disability under State and Federal anti-discrimination laws and be entitled to certain protections afforded to Disabled Persons.

   It is BHA's policy that an Applicant or household member who is an alcoholic must meet the same screening criteria and standards as any other person. If an Applicant's (including household members) housing history demonstrates unacceptable behavior that is grounds for disqualification and there are inadequate Mitigating Circumstances, screening staff will have grounds to reject the Application, even if the behavior is claimed to be alcohol related. BHA's screening is directed at the Applicant's (and household members) behavior, not their condition.

E. How criminal activity including drug related criminal activity or activity under the "One-Strike" Policy on the part of the Applicant or a household member will be checked:

1. Possible involvement in criminal activity by the Applicant and/or any member of an Applicant's household that, if repeated by the Applicant or a household member as a Resident, would adversely affect the health, safety or welfare or physical security of property of other Residents, BHA staff or guests, will be checked by use of Criminal Offender Record Information (CORI) provided by the Massachusetts Criminal History Systems Board, criminal histories provided by other states/jurisdictions, Federal authorities, court records, and other evidence of criminal activity. In addition, the current or former landlord will be asked about criminal activity during the residence of any member of an Applicant household.

2. The BHA will use CORI to check all adult household members and non-adult household members, 13 years of age or older, of the Applicant household for any evidence of:

   a. criminal convictions, both felonies and misdemeanors, regardless of when the conviction occurred;

b. any criminal charges which are currently pending before the courts of the Commonwealth or any jurisdiction, including the Federal courts.

3. CORI shall be used in accordance with procedures established by the Massachusetts Department of Housing and Community Development (DHCD) memorandum dated December 11, 1991 as it may be amended, and 803 CMR5.00.

4. If the CORI shows that a case is continued without a finding (CWOF) or "placed on file" it cannot be used as a determination that the Applicant or household member, in fact, engaged in criminal activity without other independent evidence of the criminal activity charged. Independent evidence might include: police reports documenting criminal activity, statements from the arresting officer or other reliable information that the Applicant and/or a household member committed the crime charged.

5. (a) If the CORI information indicates that an Applicant and/or household member has a record that would establish a basis for an Ineligibility finding, the Applicant will be notified of the negative information received , provided with an opportunity to review the information and to offer any information as a Mitigating Circumstance before a final determination of Ineligibility is made by the BHA.

   (b) If the Applicant believes that CORI information is inaccurate, he/she must submit to BHA a written notice to this effect. The notice must be provided to BHA within the time specified in BHA's notice to the Applicant.

   (c) Upon receipt of the Applicant's written notice disputing the accuracy of CORI, BHA will provide the Applicant a reasonable amount of time to provide credible evidence of the report's inaccuracy.

6. Applicants shall be advised at the time of both Preliminary and Final Application intake that past and future criminal behavior by the Applicant and or a household member will jeopardize admission to BHA's public housing program.

7. Depending on the circumstances, any of the following crimes committed by the Applicant or a household member may, alone or in conjunction with other crimes, result in the rejection of an Applicant household:

   - use, possession or distribution of illegal drugs;

- a property-related crime such as burglary, larceny, fraud, automobile theft, receipt of stolen goods, and attempts at such crimes;

- a crime against another person such as murder, manslaughter, assault and battery, assault and battery with a dangerous weapon, robbery, kidnapping, mayhem, rape, spouse or child abuse or any similar type crimes, and attempts at such crimes;

- a crime that endangers or threatens the health, welfare or safety of others such as lewd conduct, indecent exposure, prostitution, disorderly conduct, public drunkenness, assault, harassment, reckless driving, leaving the scene of an accident, motor vehicle homicide, failure to stop for a police officer and attempts at such crimes.

8. BHA will consider the likely impact of a recurrence of past criminal conduct in a BHA community. BHA will consider the danger that such activity creates and its potential effect on the health, welfare or safety of Residents and staff and the security of their property. In evaluating criminal activity, BHA wll consider each offense, its seriousness, its age, its potential impact on other persons including the victim, any possible recidivism, any Mitigating Circumstances , and any rehabilitation or efforts at rehabilitation which make a recurrence unlikely.

4. A record of eviction from housing, involuntary termination from rental assistance programs or involuntary termination from residential programs

A. Examples of primary indicators that an Applicant and/or household member has not been evicted from housing or involuntarily terminated from residential programs are:

1. No record of eviction or termination from any apartment, dwelling, shelter, other housing, rental assistance program or a residential program;

2. No negative information received from a present or former landlord or housing provider;

3. The Applicant household member is currently in a residential program and is meeting all requirements of the program;

4. No record of summary process proceedings having been commenced in a District Court or Housing Court which resulted in a judgment against the Applicant or household member or in

which the Applicant or household member voluntarily agreed to vacate due to the fault of the tenant.

B. Secondary indicators that an Applicant and/or household member(s) have not been evicted from housing , or involuntarily terminated from residential programs or from rental assistance programs are:

1. The Applicant (or a household member) was asked to leave the program for a rule violation that is not related to BHA Lease compliance;
2. The Applicant or household member leaves a program but returns and is accepted for continued participation;
3. No references from current or past landlords indicating that the Applicant or a household member was ever served with a Notice to Quit or Notice of Termination when the reason for termination is due to the fault of the tenant;

C. Acceptable documentation that an Applicant or household member has not been evicted from housing , terminated from a rental assistance program or involuntarily terminated from a residential program is:

1. A completed **Landlord Verification Form** for the current tenancy and all prior tenancies reflecting no evictions due to the fault of any Applicant household member;

2. If a landlord verification is not possible, a completed **Third-Party Verification: Ability to Comply with Lease Terms** showing no "fault" evictions or terminations

D. How a record of eviction from housing, termination from a rental assistance program or involuntary termination from a residential program will be checked:

1. Staff will check BHA's records, landlord records and court records to determine whether the Applicant and/or a household member has been evicted from the BHA, any Other Publicly Assisted Housing Programs, or any other property in the past. BHA will also use Credit or Eviction Service information to check for a record of eviction.

2. A record of involuntary termination from a residential program will be checked with police, service agencies and with the provider .

3. Conditions of former tenancy may not be attributable to an Applicant or household member where the Applicant or household member was not the responsible tenant in the former housing. If the responsible tenant was not the Applicant or a household member, the Applicant will not be held accountable by the BHA for the rental delinquency or other problems of the former tenant unless it can be demonstrated that the Applicant or household member contributed to the cause of the involuntary termination.

4. Any household member who signed a previous Lease will be considered responsible for the actions occurring during the former tenancy.

5. Staff will consider the date and circumstances of any past eviction or program termination in determining its relevance to a BHA tenancy. Staff will consider if the eviction or program termination resulted from an Applicant's (or household member's) violation of rules and if a similar violation would violate the BHA Lease. Thus, infractions of rules in a residential program that have relevance to the BHA's Lease will be given greater weight than violations of rules that are specific to the residential program and have little or no relevancy to those requirements.

5. Ability and willingness to comply with the BHA Lease and other program requirements *(This screening criteria will be applied ONLY in the absence of satisfactory landlord documentation.)*

A. Examples of primary indicators of ability and willingness to comply with the lease terms are:

1. The Applicant household can meet this criteria on its own or with assistance;

2. Through a home visit (if required) the dwelling or living area is clean and no destruction of property is evident;

3. The Applicant household has the ability to manage regular monthly payments of some kind; the Applicant household responds to mail and appears promptly for appointments;

4. The Applicant household observes applicable lease terms or rules in his/her current housing or shelter situation;

5. There is no record of disturbing neighbors; and

6. The Applicant and/or household members have avoided criminal activity.

B. Secondary indicators of ability and willingness to comply with the lease terms are:

1. Evidence of rule compliance in any residential program (shelters, transitional facilities, group homes) or other program in which the Applicant or household ember is participating (for example drug or alcohol treatment);

2. Job or school references showing compliance with applicable rules.

C. Acceptable documentation that an Applicant and/or household members have not been evicted from housing or involuntarily terminated from a residential program is:

1. Verification from the current and all previous tenancies reflecting no evictions. If no traditional landlord verification is possible, BHA may require a completed **Third-Party Verification: Ability to Comply with Lease Terms** showing no "fault" evictions or terminations. Any discrepancies in the information on these forms must be resolved to the BHA's satisfaction.

2. Other documentation accepted as reliable and credible by the BHA, which is sufficient to support the Applicant household's claim of no "fault" evictions or program terminations.

D. How ability and willingness to comply with the Lease terms will be checked:

1. If each member of an Applicant household is able to document that s/he is both willing and able to comply with BHA Lease terms at current and former residences through a combination of third party references, landlord references and a home visit (if required), this criterion will be considered to have been satisfied.

2. Ability to comply with BHA Lease terms will be checked when the Applicant household is currently living in a setting that does not require compliance with Lease terms or is "doubled-up" with another household. An Applicant household is considered "doubled-up" when living with another household and is not the tenant household of record.

3. Staff will send the **Third-Party Verification: Ability to Comply with Lease Terms** form to the housing provider,

i.e., landlord or other parties that may be able to provide information related to the tenancy. When the Applicant household is doubled-up, the form will be sent to the provider as distinguished from the host household with whom the Applicant household is living . Staff will also complete the **Applicant checklist: Ability to Comply with Lease Terms** in an interview with the Applicant.

If the housing provider (the provider may have no knowledge that the dwelling is housing two households) is unable or unwilling to complete the **Third Party Verification: Ability to Comply with Lease Terms**, BHA will send the form to other third parties or persons who have or should have knowledge of the Applicant's household's current living arrangements and to the head of the host household. BHA will assess the credibility of the information in the completed form in light of any family ties between the host household and the Applicant household and any other pertinent circumstances.

5.3.6 Outcome of Screening Process

1. Households determined to be Eligible and Qualified after screening will be notified by the BHA of the approximate date of occupancy insofar as that date can be reasonably determined. The BHA will make reasonable effort to estimate accurately an approximate date of occupancy. However, the date given by the BHA is not a guarantee that Applicants will be housed by that date. The availability of a suitable apartment to offer a Household is contingent upon factors not directly controlled by the Authority, such as turnover rates, and availability of apartments of the appropriate size and/or with special features.

2. Rehabilitation and Mitigating Circumstances

In the event of the receipt of unfavorable information with respect to an Applicant the BHA will notify the Applicant in writing, and the BHA shall permit the Applicant to show whether there are Mitigating Circumstances, which may include a showing of rehabilitation or rehabilitating efforts, sufficient so that when the potentially disqualifying conduct is weighed against the Mitigating Circumstances, the BHA is reasonably certain that the Applicant will not engage in any similar conduct in the future. In making this determination, the BHA shall consider all relevant circumstances, including the severity of the potentially disqualifying conduct, the amount of time which has elapsed since the occurrence of such conduct, the degree of danger, if any, to the health, safety and security of others or to the security of the property of others or to

the physical conditions of the housing development and its common areas if the conduct recurred, the disruption and inconvenience which recurrence would cause the BHA, and the likelihood that the Applicant's behavior in the future will be substantially improved. The greater the degree of danger, if any, to the health, safety and security of others or to the security of property of others or the physical condition of the housing, the greater must be the strength of the showing that a recurrence of behavior, which would have been disqualifying, will not occur in the future.

3. Applicants determined unqualified for admission will be promptly notified. These Applicants will receive a Notice of Ineligibility from the BHA, stating the basis for such determination and advising them of the opportunity for an informal review of the determination. Rejected Applicants will also be informed that they have a right to request reconsideration if the reason for rejection is related to a disability and a reasonable accommodation on account of that disability may make it possible for them to be housed in accordance with the Screening Procedures.

5.4 Confidentiality of Applicants' Files

The contents of Applicants' files at the BHA are confidential and will not be misused or the information therein improperly disseminated. BHA will not share the contents of an Applicant's file with persons not authorized to view the file.

5.5 Personal Care Attendants (PCAs)

5.5.1 Definition

1. A Personal Care Attendant ("PCA") is defined as a person who:

   a. is determined by BHA based upon medical documentation from a Qualified Healthcare Provider to be essential to the care and well being of an Elderly or Disabled person or persons; AND

   b. may or may not reside with the Elderly or Disabled person or persons; AND

   c. is not obligated to support the Elderly or Disabled person or persons; AND

   d. in the case of a live-in PCA, would not be living in the apartment except to provide the necessary supportive care; AND

   e. has no right to the apartment as a Residual Tenant except as provided in 5.5.2.8.

f. does not have his/her income included in Elderly or Disabled persons household for the purposes of determining total household income and rent except as provided in 5.5.2.8.

5.5.2 Policy on Addition of a licensed PCA to the Household

General Provisions

1. Any PCA must meet the definition of a PCA as stated above.

2. A PCA can be a single person or a person with a household.

3. No Addition of a PCA and his/her household, if applicable, shall result in overcrowding of the apartment .

4. No PCA and his/her household, if applicable, has/have the right to the apartment as a Residual Tenant except as provided in 5.5.2.8.

5. Any PCAs and his/her household, if applicable, must sign a waiver of residual residency status except as provided in 5.5.2.8.

6. Any PCAs and his/her household, if applicable, must meet the criteria in the BHA's Screening Policy.

7. Any PCA and his/her household, if applicable, will be counted as a member of the resident's Household for the purposes of determining the appropriate apartment size ONLY

8. A relative who satisfies the definition above will be notified in writing that s/he may be qualified as a PCA and can choose one of the following two options:

    1. S/he can qualify as a PCA, choose not to include his/her income as part of the Total Household Income and sign a waiver of residual residency status. OR

    2. They can qualify as a PCA, have their income included as part of the total Household income and retain rights as a remaining member of the Household.

5.6 Citizenship, Eligible Non-Citizen Status and Restrictions on Assistance to Non-Citizens (Federal Program Only)

In federal developments, BHA will restrict assistance to citizens and to Non-Citizens with Eligible Non-Citizen status, in accordance with HUD's final rule, effective June 11, 1999. Each household member's status as a U.S. citizen, Eligible Non-Citizen or ineligible Non-Citizen must be verified unless there is an election not to contend Determination of eligibility or partial eligibility for public housing benefits (Federal Program only) is affected by citizenship status. One household member must be a citizen or Eligible Non-Citizen. If the Applicant Household is a Mixed Family, the Applicant shall have the choice of electing to be placed on any waiting list for State-Aided Housing only. (Failure to elect State-Aided Housing will cause the Applicant to be assigned housing in either the Federal or State Programs).

1. Evidence of Citizenship or Eligible Non-Citizen Status

See Section 5.3.2.1 (h) "Verification of Household Composition" above for acceptable evidence of citizenship or Eligible Non-Citizen Status.

2. Verification of Citizenship Status

The BHA will verify the citizenship or Eligible Non-Citizen status of at least one household member prior to a determination of eligibility. BHA may verify citizenship or Eligible Non-Citizen status of other household members (other than those who elect not to contend) prior to a determination of eligibility but no later than the date of a Household's first or next annual re-examination after admission if the verification was not completed at the time of admission.

3. Mixed Households

- An eligible mixed Household is defined as a Household containing members who are citizens or with Eligible Non-Citizen status, as well as members without such status, and that meets the criteria for eligibility for continued assistance.

- Continued financial assistance may be provided to an eligible mixed Household, but it will be prorated based upon the percentage of Household Members that are eligible for assistance. If an Applicant Household elects to be placed on the waiting list for either Federal or State programs and to pay prorated rent in Federal Housing rather than waiting for assignment to a State-Aided Housing program, the Applicant will be obligated to accept an apartment offer in either program. Refusal of the offer shall be considered a rejection without Good Cause unless there has been a change in circumstances (See Good Cause – Section 6.2)

4. Financial Assistance

- The BHA may provide financial assistance to an individual or Household prior to verifying the eligibility of the individual or one household member.

- Assistance will be prorated based upon the number of individuals in the Household for whom eligibility has been affirmatively established.

5. The BHA will deny assistance to an Applicant or terminate assistance to a resident in the following situations:

   1. Evidence of citizenship or Eligible Non-Citizen status is not submitted by the date set by the BHA or by the expiration of any extension granted by the BHA;

   2. Evidence of Eligible Non-Citizen status is submitted in a timely fashion, but INS primary and secondary verification does not verify Eligible Non-Citizen status of a household member; and

      a). The Household does not pursue an INS appeal or informal hearing rights; **or**

      b). The INS appeal and informal hearing rights are pursued, but the final appeal or hearing decisions are decided against the Household Member; **or**

   3. The BHA determines that a Household Member has knowingly permitted another individual who is not eligible for assistance to reside on a permanent basis in the public or assisted housing apartment of the Household Member. Such termination shall be for a period of not less than 24 months. This provision does not apply to a Household if the ineligibility of the ineligible individual was considered in calculating any proration of assistance provided for the Household.

6. The BHA will not delay, deny, reduce or terminate assistance to an Applicant or resident on the basis of ineligible Non-Citizen status of a household member if:

1. The primary and secondary verification of any immigration documents that were submitted in a timely manner has not been completed;

2. The household member for whom required evidence has not been submitted has moved from the assisted apartment;

3. The household member who is determined not to be in an Eligible Non-Citizen status following INS verification has moved from the assisted apartment;

4. The INS appeals process has not been concluded;

5. For residents, following notification of the INS decision on appeal, or in lieu of a request of appeal to the INS, an informal BHA hearing has been requested by the Household and said hearing process has not been completed (under the regulations, the BHA may delay but not deny assistance to an Applicant during the pendency of the informal hearing process);

6. Assistance is prorated in accordance with the applicable Federal requirement; or

7. Assistance for a mixed Household is continued in accordance with applicable Federal requirements; or

8. Deferral of termination of assistance is granted.

7. Preservation of Assistance

7.1 For Resident Households:

a) Prorated Assistance

- Available for a mixed Household that qualifies other than a Household who requests and receives Temporary deferral of Termination Assistance.

- Proration is calculated in accordance with Federal requirements.

b) Temporary Deferral of Termination of Assistance

A mixed Household that qualifies for prorated assistance but decides not to accept prorated assistance may be granted a Temporary Deferral of Termination of Assistance.

- The BHA will notify a resident Household in writing at least 60 calendar days in advance of the expiration of a deferral period if termination will no longer be deferred.
- An applicant for refugee or asylum status may receive a Temporary Deferral of Termination of Assistance pending a determination of status.

CHAPTER 6: ASSIGNMENTS

6.1 Apartment Occupancy Guidelines

6.1.1 Occupation by Households of Appropriate Size

It is BHA's policy that apartments will be occupied by Households of the appropriate size as determined by the Occupancy Standards.

6.1.2 Table of Occupancy Standards

The following table of maximum and minimum number of persons per apartment and assignment standards will govern the number of bedrooms required to accommodate a household of a given size and composition:

Occupancy Standards

Number of Bedrooms	*Min. Persons/Apt.*	*Max. Persons/Apt.*
0BR	1	1
1BR	1	2
2BR	2	4
3BR	3	6
4BR	4	8
5BR	5	10
6BR	6	12

The Elderly/ Disabled Program does not have any Apartments larger than two bedrooms. Thus, Households requiring more than two(2) bedrooms may only apply for the Family Program

6.1.3 Apartment Assignments

Apartments shall be so assigned that:

1. The Head of Household and his /her spouse or partner shall be entitled to one bedroom.

2. Household Members under the age of twenty-five (25) who are of the same sex shall share a bedroom, with the following exemptions:

   A. Household Members more than ten years apart in age and regardless of gender may qualify for separate bedrooms, if the older Household Member is fourteen years of age or older. For example, a fifteen year-old Household Member may be eligible for a separate bedroom when living with a one-year old Household

member of the same gender. HOWEVER, a thirteen year-old Household Member can be required to share a bedroom with a five-year old Household Member of the same gender.

B. Persons of different generations or opposite sex, other than head and spouse or partner, are not required to occupy the same bedroom. The Head of Household may make a request for a waiver to this rule. For example: allowing infants and children under the age of six to occupy the same bedroom.

3. An unborn child **shall** be counted as a person in determining apartment size for admission purposes only, not for qualification for transfer. A single pregnant woman as certified by a Qualified Healthcare Provider may be assigned to a one bedroom apartment provided she requests that apartment size in writing.

4. In recognition of the shortage of larger apartments, the BHA shall inform an Applicant that s/he may elect to have a household member share a bedroom with a household member of the opposite sex in order to become eligible for a smaller apartment.

5. Each Applicant shall be listed for only one apartment size. However, if the Applicant's Household qualifies for two apartment sizes, the Applicant may choose to be listed for either of these sizes.

6. Single person Households will be assigned to either a studio or one bedroom Apartment, whichever becomes available first.

7. Spouses, partners and children who would otherwise be required to share a bedroom under BHA's policies may be assigned separate bedrooms for substantial health-related or reasonable accommodation reasons which are thoroughly documented by a Qualified Healthcare Provider.

8. A living room will not be counted as a bedroom, except in BHA's studio/efficiency apartments.

9. The above options will be made known by the BHA Occupancy Specialist to the Applicant . The Applicant shall be asked to declare in writing the apartment size waiting list on which he/she wishes to be placed. If a the Applicant opts for a smaller apartment size than would normally be assigned under the above standards, the Applicant will be required to sign a waiver agreeing to occupy the apartment assigned at his/her request until s/he is eligible to apply for a transfer.

6.2 Offers and Good Cause

6.2.1 Method of Applicant Assignment from a Waiting List

The plan for assignment of Qualified Applicants from a waiting list and assignment of apartments to assure equal opportunity and non-discrimination on grounds of race, color, sex, sexual orientation, handicap, disability, familial status, marital status, religion or national origin is established in accordance with HUD & DHCD Regulations. Under this plan, the Eligible Applicant with the highest Priority and/or Preference(s)and earliest approval date of such Priority and/or Preference(s)is made **one** offer of an apartment of appropriate size and type. Amongst Standard Applicants, the Eligible Applicant with the earliest application date is made one offer of an apartment of appropriate size and type.

When an apartment of the appropriate size and type is available, the apartment offered will be the apartment with the earliest vacate date entered into BHA's database.

It is the policy of the BHA that every fourth available apartment for each bedroom size category by development shall be offered to the Substantial Cause transfer at the top of the Substantial Cause Transfer list. Within the Substantial Cause Transfer category, such "one in four" offer of an available apartment shall rotate between those households approved for a Substantial Cause Transfer for "Other Reasonable Accommodations" and those households approved for a transfer for any other Substantial Cause category.(Please see Section 7.7 for further detail regarding the "one-in-four" policy).

6.2.2 More than One Apartment Available

If two or more apartments of the appropriate size and type are available, the first apartment to be offered will be the apartment with the earliest time and vacate date entered into the database.

6.2.3 Method of Identifying Available Apartments

The BHA has a system for identifying vacated apartments available for offers in the database. Apartments are identified through the use of a Vacancy Action Form indicating the status of each vacated apartment. An apartment may be identified as "vacant" in which case it will be available for offer to Applicants and Transfer Applicants on a waiting list. Alternatively, a vacated apartment may be placed in one of the following categories that will make it temporarily or permanently unavailable for offer from a waiting list.

(B) Breakthrough	Apartment will be combined with another Apartment to create a larger Apartment.
(D) Demolition / Disposition	Apartment No longer exists due to gut rehabilitation, building demolition or disposition.
(F) Funded for Modernization	Apartment planned for or under construction as part of a funded modernization program.
(L) Lottery	Apartment is part of a special re-occupancy program in which Apartments or residents are selected by a lottery.
(P) Potential Redevelopment – Hope VI	Apartment is off line pending funding for major rehabilitation.
(S) Supported / Congregate	Apartment is designated for residents under supported services agreement
(A) Non – Residential	Apartment will be used for Management, Resident Custodian, Agency, Police, Special Assignment, Laborer, or LTO. Requires Non Dwelling Conversion Approval.
(M) Administrative Transfer	Relocation of residents for development renovation, relocation of residents from/to an Accessible/Adapted Apartment, or Temporary Transfer required to permit work required for extraordinary maintenance.
(R) Temporary Relocation	Held for temporary relocation of residents due to a funded phase of modernization.
(U) Uninhabitable/Unfunded	Temporarily unavailable due to serious code violations or essential system failures which require more than 1 month to correct.

Apartments in the above listed categories which have not been made permanently unavailable, will be returned to " Vacant" status and made available for offer to Applicants and Transfer Applicants on a waiting list as soon as practicable.

6.2.4 Accepting/Rejecting Housing Offers

1. When assigned an apartment, an Applicant will be offered only one apartment. An Applicant must accept an apartment offered within five (5) working days of the date the offer is communicated by the Occupancy Department (by phone and mail). Failure to accept an apartment offer will result in the following actions unless the Applicant can establish Mitigating Circumstances for his/her failure to respond:

   - The Applicant will be removed from all BHA development waiting lists; and

   - The Applicant will lose any approved Priority and/or Preference. Furthermore, the Applicant will only be eligible to re-apply for the same Priority/Preference after one year from the date of the most recent apartment assignment rejection.

2. During the 1-year period after an Applicant is removed from all waiting lists, BHA will only consider them for Priority status when an Applicant experiences a change in circumstances which justify a different Priority being claimed. An Applicant who is removed from all waiting lists due to apartment offer rejection may therefore apply for <u>another</u> Priority of different, equal or higher point value or the same Priority due to different underlying circumstances (See Section 4.4.5 for Priority point values).

   BHA will recognize the new Priority and/or Preference status after verification and place the Applicant on awaiting list using the new status and the date of the new application.

6.2.5 Good Cause

In certain cases, applicants for admission or residents seeking transfers may require special consideration regarding their housing placement or transfer. Such consideration may address a particular verifiable need with respect to housing accommodations or may be needed to avoid a verifiable hardship.

If the Authority determines, after reviewing the request for such consideration and the documentation submitted in support of it, that the Applicant or transfer applicant qualifies, he/she will be approved for an assignment for Good Cause. Applicants for admission must apply for Good Cause prior to receiving an offer of an apartment in order to assist

the BHA in assigning an appropriate apartment. Residents seeking transfer must apply for Good Cause at the time they submit a transfer request at their local management office or before they receive a transfer offer. The BHA maintains a detailed inventory of physical characteristics for all of its apartments for this purpose. These apartment characteristics, as well as the location of the developments, will be used in matching an Applicant or transfer applicant in order to address the Good Cause need.

The need for an assignment based upon Good Cause shall be identified by the Applicant during screening with the assistance of Occupancy Department staff.

Good Cause need for a transfer to a particular type of apartment or a transfer to a particular area of the city will be identified by the resident at the time of applying for transfer with assistance of the staff at his/her development.

Below is a description of the BHA's procedure for requesting an assignment or transfer for Good Cause:

1. The Applicant must indicate to the Occupancy Department staff, and a resident seeking transfer must advise staff in his/her management office, that he/she requires special consideration in identifying a particular type of apartment or placement in a particular area of the city and;

   Good Cause must be established in writing by a Qualified Healthcare Provider, or other professional (such as a law enforcement official or social service provider) familiar with the Applicant's or resident's need, and;

   The Applicant must indicate to the Occupancy Department, or the resident seeking transfer must advise staff in his/her management office, of the physical characteristic(s) and/or location of the apartment that is required to address the Applicant's or resident's needs in assignment or transfer.

   Assignment of an Apartment for Good Cause shown by the Applicant or resident **cannot** be related to considerations of race, color, sex, religion, sexual orientation, familial status, marital status, religion national origin, or handicap or disability of others.

2. Reasons considered Good Cause and documentation adequate to establish Good Cause are listed below:

- **THE AGGRAVATION OF A SERIOUS, DETERMINABLE PHYSICAL OR MENTAL IMPAIRMENT**

  ACCEPTABLE DOCUMENTATION:
  A statement from a Qualified Health Care Provider on letterhead stationery which establishes the precise reasons a particular apartment feature (or apartment location) is needed. The statement MUST provide information regarding the effect of the condition on the Applicant or household member and must document why a particular type of apartment (or apartment location) is needed.

- **INACCESSIBILITY TO SUPPORTIVE FACILITIES OR PROGRAMS FOR ELDERLY, HANDICAPPED, OR DISABLED HOUSEHOLD MEMBERS.**

  ACCEPTABLE DOCUMENTATION:
  A statement on letterhead stationery from a Qualified Healthcare Provider, which provides reliable documentation that a household member(s) has a condition which requires on-going regular or emergent care at a particular facility (hospital, clinic but not a practitioner's office), frequency of the treatment and anticipated length of treatment.

- **PARTICIPATION IN A WITNESS PROTECTION PROGRAM.**

  ACCEPTABLE DOCUMENTATION:
  Written documentation on letterhead stationery from a law enforcement agency, which indicates that a Household Member(s) is, or might be endangered because they have provided essential information in a criminal prosecution. Documentation must specify the development(s) or areas of the city in which the affected Household Members might be endangered.

- **DOMESTIC VIOLENCE.**

  ACCEPTABLE DOCUMENTATION:
  The BHA prefers documentation from a court of competent jurisdiction, and/or from a law enforcement agency, in conjunction with a temporary or permanent restraining order issued pursuant to M.G.L. c209A specifying underlying circumstances which would require a Household Member(s) to be located in an area of the city away from the location of the person named in the order or his/her relatives or associates. If the Applicant has cause to believe that

obtaining a restraining order will trigger a violent act by another person, a combination of the following documentation that establishes that an abusive situation exists shall be acceptable:

- Medical records reflecting incident(s)
- Police reports regarding incident(s)
- Court Reports regarding incident(s)
- Documentation that Applicant has attempted to obtain restraining orders
- Documentation that Applicant has filed charges against the accused abuser
- Legal action regarding incident(s)
- Letter from an attorney stating details of a case arising from incident(s)
- Evidence of participation in counseling regarding domestic violence
- Psychological reports
- Letter from a director of a social service agency regarding incidents
- Documentation of changed address due to domestic violence

- **THE TEMPORARY HOSPITALIZATION OR ON-DUTY MILITARY ASSIGNMENT OF THE HEAD OR CO-HEAD OF HOUSEHOLD MEMBER, OTHER HOUSEHOLD MEMBER NECESSARY FOR THE CARE OF THE HEAD OR CO-HEAD OF HOUSEHOLD MEMBER, OR A PERSONAL CARE ATTENDANT LISTED ON THE FINAL APPLICATION OR MOST RECENT TENANT STATUS REVIEW (TSR).**

  ACCEPTABLE DOCUMENTATION:
  A statement on letterhead stationery from a Qualified Health Care Provider indicating the name of the individual (must be the Head or Co-Head of Household or other Household Member necessary for the care of the Head or Co-Head of Household or personal care attendant), the date of admission, date of anticipated discharge (if known) or an estimate of the anticipated length of confinement *or* a statement from the individual's commanding officer indicating the date the active duty began and anticipated length of active duty.

- **THE INACCESSIBILITY OF PUBLIC TRANSPORTATION FOR NIGHTTIME EMPLOYMENT OF THE HEAD OR CO-HEAD OF HOUSEHOLD WHO DOES NOT OWN OR LEASE A MOTOR VEHICLE.**

  ACCEPTABLE DOCUMENTATION:

A statement from the employer, on letterhead stationery, detailing specific hours of nighttime employment, the date employment commenced, whether it is a permanent shift assignment and if not permanent, the length of the assignment, and a description of transportation benefits, if any.

- **HABITABILITY OF ASSIGNED BHA APARTMENT.**

  The BHA will make best efforts only to show apartments, which are in move-in or close to move-in condition. In the event that the Applicant case is sent to a development prior to an apartment being in close to move-in condition, the manager should show another similar apartment which is in close to move-in condition and show the Applicant where the actual apartment will be located. In the event the actual apartment cannot be restored to move in condition within thirty (30) calendar days of the date of offer, the Applicant may reject the apartment for Good Cause.

  ACCEPTABLE DOCUMENTATION:
  A letter from the BHA development manager indicating the offered apartment will not be ready for move-in within thirty calendar days of the apartment offer.

- **INELIGIBILITY DUE TO NON-CITIZEN STATUS.**

  In the event a transfer applicant is offered an apartment at a Federal program development for which the Household is ineligible due to its Non-Citizen status or is affected by proration of rent as a result of a Household Member's Non-Citizen status to such an extent that their rent burden makes the apartment unaffordable[11], the transfer applicant may reject the offer for Good Cause and elect to be placed on the waiting list for State program developments for which they may be eligible. (Note: Applicants will be given the opportunity to elect a State-Aided Housing waiting list only during preliminary screening – See Section 5.6 for details).

  ACCEPTABLE DOCUMENTATION:
  Documentation submitted by the Applicant during the BHA application and screening process indicating the Household's ineligible Non-Citizen status.

3. Refusal of Apartment Offer for Good Cause

[11] Unaffordable in this case shall mean the pro-rated rent exceeds 50% of the household's income.

An Applicant or transfer applicant may refuse an offer of an apartment without being removed from the waiting list only if:

- After completing screening, the Applicant's or transfer applicant's situation has changed such that a new, different or additional Good Cause consideration has arisen and the Applicant was unable to notify the Occupancy Department, or the transfer applicant was unable to notify the local management office, of the change due to Mitigating Circumstances, or;

- The transfer applicant's situation has changed after being approved for transfer and the resident was unable to notify the local management office or Occupancy Department of the change due to Mitigating Circumstances, or;

- The hardship caused by acceptance of the offered apartment is due to a physical feature which was not included in the apartment characteristics inventory.

6.3 Occupancy of Accessible Apartments and Apartments with Adapted Features

It is the goal of the BHA to occupy its Accessible Apartments and Apartments with adapted features with a person or persons who has/have a disability that requires the adapted features of the apartment. The BHA shall take the following steps to achieve this goal.

1. The BHA shall maintain a database of all of its Accessible Apartments and Apartments with adapted features

2. The BHA shall utilize this database to match residents and Applicants with a Household Member having a disability with appropriate apartments

3. The BHA will offer an available Apartment with adapted features in the following order:

    a. First, to a current Household of another apartment of the same development, or other public housing development under BHA's control, containing a member having a disability on account of which the adapted features of the vacant Apartment are needed. (In effect an Administrative Transfer of the resident Household with a disabled Household Member from the non-adapted Apartment to the vacant adapted Apartment.)

b. Second, to an Eligible and Qualified Applicant Household on the waiting list with a disabled household member who requires the adapted features of the vacant Apartment.

c. Third, to an Eligible and Qualified Applicant or Transfer Applicant Household on the waiting list that does not require the adapted features of the vacant Apartment. In this case, BHA will require that the Applicant sign a BHA lease which provides that the Applicant will move to a alternative available Apartment of appropriate size within thirty (30) calendar days when a Disabled Household Member of another Applicant household is identified as needing the adapted features of the Apartment on account of his/her disability.

4. The BHA shall also maintain a listing of all Apartments with adapted features where the current resident Household contains no disabled Household Member requiring the adapted features. The BHA Occupancy Department will regularly check this listing to see if there is an Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member on the waiting list who requires an adapted feature of an Apartment on the list.

5. If the BHA finds that there is an Eligible and Qualified Applicant or Transfer Applicant Household on the waiting list with a disabled household member who requires an Apartment with adapted features and there is a current resident Household occupying an Apartment with adapted features not needed by any disabled household member, the BHA shall take the following action:

   a. The BHA will notify the current resident Household of the requirement to transfer due to the existence of an Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member who requires the adapted features available in the resident's Apartment. If the BHA identifies more than one Apartment with the necessary adapted features, the resident Household with the shortest tenure in its current Apartment will be required to Transfer.

   b. The BHA will initiate an Administrative Transfer process for the current resident Household. The BHA will identify an alternative appropriately sized Apartment based upon the resident's current Household composition on a case by case basis pursuant to the Administrative Transfer procedure of this policy.

   c. The BHA will offer the alternative appropriately sized Apartment to the resident Household. The BHA will also notify the resident Household of their requirement to move within thirty (30) days of

this offer. The resident may request and the BHA may grant a reasonable extension. As part of the transfer process, the BHA will consider any resident request for Good Cause and/or on-site transfer.

d. If the resident Household fails to vacate the Apartment with adapted features after being properly notified and offered an alternative appropriately sized Apartment, the BHA shall initiate legal action in accordance with the BHA lease.

e. Once the Apartment with adapted features becomes available, it will be offered to the identified Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member on the waiting list in accordance with the procedures outlined in this policy.

CHAPTER 7: TRANSFER POLICY

7.1 General Transfer Policy

A Transfer application may be initiated by a resident Head of Household occupying an apartment under a BHA lease, or under certain circumstances such as an apartment fire, under a Use and Occupancy Agreement pursuant to this Policy (*Resident Initiated Transfer*). A transfer may also be initiated by the BHA. The BHA will initiate transfers required as a result of a scheduled capital improvement or building maintenance program; required use of an Accessible Apartment or an Apartment with adapted features by another resident or Applicant with a disability; Over- or Underhoused Households; apartment conditions which seriously endanger health or safety and cannot be repaired in a reasonable period of time or while the apartment is occupied; or addition of minor child(ren) to the Household at the future date specified by an Applicant during the final application process (see Section 9.1.3.3) (*BHA Initiated Transfer*).

All requests for Transfer are reviewed in a timely manner by the BHA's Transfer Review Committee, as established by the Administrator of the BHA.

To qualify for a Transfer, a Resident:

1. Must have been in residence for at least one (1) year.

2. Must be considered in "good standing" at the time of an Application for Transfer, at the time of determination of Transfer eligibility, and at the time of actual implementation. "Good standing" means the household is:

- Current in its rental payments unless it is legally withholding rent pursuant to the provisions of the Lease or applicable law.
- Not currently under a Fourteen (14) Day or a Thirty (30) Day Notice to Quit, Summary Process Action or action pursuant to Mass. Gen. Laws, Chapter 139, section 19.

Some or all of these requirements may be waived in certain situations pursuant to the provisions of this policy. For example, a resident in a situation which may constitute a life threatening situation to the health, safety or well being of the resident or a Household Member who does not meet all of the criteria may have some or all of these conditions waived[12]. If t he resident is a party to a under a

[12] The Administrator or her designee may approve a waiver of any provision of this policy not required by law if the waiver of such provision would avoid substantial hardship or substantial injustice to a Transfer applicant (See Section 10.5 Waiver Provision).

Use and Occupancy Agreement, s/he may be transferred and any legal action against the resident will continue.

As the BHA considers Residents who apply for transfers as Applicants, Residents seeking transfers may apply to any or all of the BHA's Public Housing Developments for which their household meets the Threshold Eligibility Requirements exclusive of annual income limits (See 5.1.2)

7.2 Transfer Categories

BHA has three categories of transfers: Emergency, Administrative and Substantial Cause. Emergency and Substantial Cause Transfers are placed in Priority order as described in Sections 4.4.3 "Priority and/or Preference System" and 4.4.5 "Point System" of the ACOP. Administrative Transfers are processed as described in Section 4.5 "Administrative Transfers " of this Policy:

7.2.1 Emergency

Emergency transfers are transfers necessary to the health and/or safety of one or more Household members and take priority over new admissions and all other transfers. The following are criteria for Emergency Transfers:

1. The current apartment has become uninhabitable and immediate relocation is required as a result of the following:
   - Destruction by fire or other disaster; or
   - The existence of a major maintenance problem that constitutes a substantial violation(s) of the state sanitary code and presents a serious danger to health and safety that cannot be repaired in a reasonable period of time or while the apartment is occupied.
2. A Household Member has a serious, medically determinable, physical or mental condition that is aggravated by the present housing such that the condition is life threatening and can be alleviated only by relocation to another apartment; or
3. The head or other Household Member is a victim of physical harassment, extreme or repeated vandalism to personal property and/or extreme and/or repeated verbal harassment, intimidation or coercion which places them in imminent danger and that cannot be expeditiously remedied in any other way[13]; or

[13] Transfers in this category will be processed pursuant to BHA's Civil Rights Protection Plan ("CRPP").

4. The Household needs to be relocated because of a Household Member's participation in a witness protection program or in order to avoid reprisal as a result of providing information to a law enforcement agency or participation in a witness protection program; or

5. The Household is Underhoused by three (3) or more bedrooms

6. The transfer requested is for a person with a disability who requires reasonable accommodation to address dire circumstances posing serious and direct threat to health, life or safety which can only be alleviated by relocation to another apartment. The resident shall provide documentation of the disability and how the transfer will reasonably accommodate the disability.

7.2.2 Administrative

Administrative transfers are transfers due to the following reasons:

1. The apartment is located in a building or section of building scheduled for capital improvement pursuant to a funded capital improvement program or other major rehabilitation effort. (See BHA's **Residential Relocation & Rehousing Policy** for detailed procedures on transfers because of capital improvement programs.)

2. The transfer is required to permit occupancy of an accessible apartment or apartment with adapted features by another resident or an Applicant with a disability.

3. A temporary transfer is required to permit work required for a maintenance or repair problem that cannot be repaired while the apartment is occupied. The Resident will be returned to the same apartment if the apartment is of the appropriate size, following completion of the maintenance or repairs.

4. In Federal Housing, the Household is Overhoused by three (3) or more bedrooms.

5. In State Housing, the Household is Overhoused by two (2) or more bedrooms.

7.2.3 Substantial Cause

1. Substantial Cause transfers are those transfers made for the following reasons:

- In Federal Housing, the Household is Over or Underhoused by either two (2) or one (1) bedroom(s). Over/Underhoused residents shall be processed for BHA transfer at the time of re-examination or interim re-determination in order to conform to BHA's Occupancy Standards. Residents will be informed in writing that a transfer is necessary and pending. Residents who fail to transfer will be subject to eviction; or

- In State Housing, the Household is Overhoused by one (1) bedroom or Underhoused by either two (2) or one (1) bedrooms. Over/Underhoused residents shall be processed for BHA transfer at the time of re-examination or interim re-determination in order to conform to BHA's Occupancy Standards. Residents will be informed in writing that a transfer is necessary and pending. Residents who fail to transfer will be subject to eviction; or

- Other Reasonable Accommodations(Not qualifying under 7.2.1 above)

- A Household Member has a serious medical condition not qualifying as disabling which could be substantially improved by relocation to another apartment.

- A Household currently housed in Federally-assisted Housing is: ineligible under the Federal Non-Citizen rule, under deferred termination of assistance, or is affected by pro-ration of rent as a result of a Household Member's Non-Citizen status to such an extent that their rent burden makes the apartment unaffordable. Residents in this category may apply for a Transfer to State-Aided Housing.

- A Household currently residing in the Family Program qualifies for and wishes to transfer to the Elderly/Disabled Program. Households under this category shall be eligible for Boston residency, Veterans, Elderly and Designated Housing Preference points.

7.3 Good Cause

In certain cases, residents seeking transfers may require special consideration regarding their transfer. This consideration is essential to address a particular verifiable need with respect to housing accommodations or to avoid a verified hardship. If the Authority determines, after reviewing the request for such consideration and the documentation submitted in support of it that the Applicant or transfer applicant qualifies for such consideration, he/she will be approved for

an assignment for **Good Cause** (Please see Section 6.2.5 for a complete description of the BHA Good Cause procedure).

7.4 Verification of Reason for Transfer

7.4.1 Verification Examples

Residents will be asked to provide reliable documentation of the reasons for a Resident-Initiated transfer. Such verification may include the following items:

1. A letter(s) from Qualified Healthcare Provider describing a transfer applicant's physical or mental condition and specifying housing conditions required on account of the condition;

2. For reasonable accommodation requests, reliable documentation from a Qualified Healthcare Provider or professional non-medical service agency whose function it is to provide services to the disabled should verify that the transfer applicant or a member of his/her Household is disabled under the applicable definitions in Federal and State law and describe the limitations attributable to the disability. Documentation must describe how the accommodation being requested will overcome or alleviate those limitations;

3. Police reports;

4. Civil Rights incident reports;

5. Copies of restraining orders;

6. Information on maintenance conditions;

7. Documentation to show "Good Cause" to move to or from a certain part of the city of Boston, or certain type of apartment; or

8. Any other documentation that provides the BHA with evidence that the request for a transfer is based on fact and meets the transfer criteria.

7.5 Denial of Transfer Requests

In all instances, transfer approval shall be denied if the resident does not provide appropriate documentation to substantiate the transfer request; or if the BHA determines that the resident, other Household Member, or guest was the cause of the situation resulting in the need for transfer unless the existing condition of

the apartment makes it uninhabitable in which case any approved transfer may be under a Use and Occupancy Agreement

7.6 Transfers On a Waiting List

Transfers will be maintained on each public housing development's waiting list. BHA will rank transfers by the type of transfer: Emergency or Substantial Cause as specified above. Administrative Transfers will be processed on a case by case basis as described in Section 4.5 "Administrative Transfers". An offer of an apartment shall be made in accordance with Chapter 6 and 7 of this ACOP. Emergency Transfer offers are made on the basis of ranking Priority and Preference points and date of application. Substantial Cause transfers are made on the basis of ranking Priority and Preference points and date of application but are also subject to the following additional apartment assignment process.

7.7 Substantial Cause Transfer Apartment Assignments

In recognition of the need to maintain a balance of apartment assignments allocated to waiting list Applicants and BHA residents, the BHA will assign apartments to approved Substantial Cause transfer applicants in accordance with the following "one in four" policy:

- Vacant apartments are assigned to Applicants and certain transferring residents in order of; Priority and/or Preference points; the date such Priority and/or Preference points are granted ; and in the case of Standard Applicants the date of application pursuant to Chapters 6 and 7 of this ACOP. Emergency Transfers, Eligible and Qualified Priority One and Priority Two Applicants will receive offers of vacant apartments ahead of Substantial Cause Transfers and Standard Applicants as a result of the ranking process. It is the policy of the BHA that every fourth available apartment for each bedroom size category shall be offered to the Substantial Cause transfer next in line to receive an offer. This "one in four" allocation will be calculated separately for each development by bedroom size. Within the Substantial Cause transfer category, such "one in four" offer of an available apartment shall alternate between those households approved for a Substantial Cause Transfer for "Other Reasonable Accommodations" and those households approved for a transfer for any other Substantial Cause category. If no Transfer Applicant for "Other Reasonable Accommodation" exists, the offer will be made to the next Transfer Applicant in one of the other Substantial Cause categories. Apartments, which are allocated to Administrative Transfers, will **not** be included in the "one in four" count.

7.8 Transfers at Residents' Expense

All transfers are at the resident's expense, except those required by capital improvement programs (see the BHA's Residential Relocation and Rehousing Policy (RRRP) or instances when the apartment becomes uninhabitable through

no fault of the resident due to maintenance reasons or catastrophe such as fire or flood.

7.9 Transfer Waiver/Reasonable Accommodation

An Elderly or non-elderly disabled BHA Household residing in a Family Development which is Overhoused by not more than one bedroom may apply for a reasonable accommodation due to advanced age and/or seriously infirm health of a Household Member to remain in his or her current apartment instead of transferring. A household for which separate bedrooms have been approved for health reasons is not eligible for a waiver under this section. Denial of such a waiver is reviewable pursuant to BHA's Grievance Policy.

7.10 Continued Occupancy for Veterans, Widows/Widowers of Veterans or Gold Star Mothers (Applicable to State Housing Developments Only)

In State-assisted housing only, pursuant to Massachusetts General Laws the BHA shall not, if a resident in an apartment consisting of two bedrooms or less is a veteran or a widow or widower of a veteran or is a Gold Star Mother and has lived in the residence for at least the last eight (8) consecutive years, deny such resident continued occupancy at such residence provided that the rent is not more than three (3) months in arrears.

7.11 Consequences of Rejection of Approved Transfer by Resident

Emergency and Administrative Transfers

In the case of Emergency or Administrative Transfers, rejection of an offer of an Apartment of appropriate size and design without Good Cause will result in revocation of the resident's approved Emergency or Administrative Transfer status. His/her name will be withdrawn from the transfer waiting list by staff in . Furthermore, the resident will not be eligible to apply for an Emergency or Administrative Transfer for the same circumstances for a period of one year from the date of the most recent apartment assignment rejection. During the one year period, the BHA will consider a change in circumstances resulting in a new request for transfer.

Upon receiving notification from a staff person in the Occupancy Department of a rejection without Good Cause, development managers will proceed with eviction against residents Overhoused by three (3) bedrooms who reject the offer.

Substantial Cause Transfers

In the case of Substantial Cause Transfers, rejection of an offer of an Apartment of appropriate size and design will result in revocation of the resident's approved Substantial Cause Transfer status and his/her name will be withdrawn from all

BHA public housing waiting lists. Furthermore, the resident will not be eligible to apply for a Substantial Cause Transfer for the same circumstances for a period of one year from the date of the most recent apartment assignment rejection. During the one-year period, the BHA will consider a change in circumstances resulting in a new request for transfer.

Upon notification by staff in the Occupancy Department, the development manager will proceed with eviction against an Overhoused resident who has rejected one (1) offer without Good Cause.

CHAPTER 8: RESIDUAL TENANCY POLICY

A remaining member(s) of a resident Household may apply to become a BHA resident as a Residual Tenancy Applicant, in the event of the death, departure or incapacity of the Head of Household. The Residual Tenancy Application will only be approved by the BHA if the Residual Tenancy Applicant including all Household Members meet the criteria below.

8.1 Qualifications for Residual Tenancy

8.1.1 In order to assume the status of a resident under this policy, the Residual Tenancy Applicant must be:

1. An adult who has been a recorded member of a resident Household on the most current lease or Tenant Status Review form and whose income has been recorded and considered in the rent computations during the period of his/her occupancy unless he/she was without income or was a full-time student.

   OR

2. In the event the remaining member(s) of the resident Household consist only of minor children, the applicant must be an adult who, prior to entering into a lease has been appointed either a temporary or permanent guardian, or is the natural parent of one or more household members , and is willing to assume responsibility for the apartment and the household and is willing to enter into a lease.

   OR

3. In the event the Residual Tenancy Applicant is an incapacitated adult who is unable to fulfill the responsibilities in the lease, the Applicant must be an adult who has been appointed either a temporary or permanent guardian, and is willing to assume responsibility for the apartment, and willing to enter into a lease.

   AND

4. The Applicant and Applicant's Household, if any, for Residual Tenancy status must meet the eligibility requirements for Applicants as set forth in the Admissions and Continued Occupancy Policy (ACOP) or any successor plan.

8.1.2 Divorce, Separation or Protective Order

In the event of divorce, separation or a protective order issued by a court under Chapter 209A, any person(s) designated by the decision of the court will be permitted to apply as a Residual Tenancy Applicant to

become a resident provided he or she otherwise qualifies under this policy. Person(s) not so designated may not apply as a Residual Tenancy Applicant.

8.2 Residual Tenancy and Income

Individuals applying for residual tenancy status will not be found ineligible based on income exceeding the eligibility limits for Applicants for admission to public housing.

8.3 Rent During Use and Occupancy Period

Pending a decision on the request for residual tenancy status, the Residual Tenancy Applicant will be required to pay a monthly use and occupancy charge. The charge shall be calculated pursuant to Federal and State regulations for all remaining Household Members. The Use and Occupancy Agreement shall permit the occupant to occupy the apartment pending determination of the Residual Tenancy Application without being permitted to sign a BHA standard dwelling lease.

8.4 Limitations of Policy

Remaining members of a resident household will not be considered for residual tenancy, if the departing or incapacitated Head or Co-Head of Household is relocating to another BHA apartment or BHA Leased Housing, is relocating to another subsidized or non-subsidized apartment, is purchasing a home, is under eviction for non-payment of rent or for cause, or vacates with an outstanding balance due to the BHA. (A resident shall be regarded as being under eviction if, after a private conference, the Manager has decided to proceed with eviction and the Manager's decision has not been overturned by the BHA Grievance Hearing Panel.)

Remaining members of a resident household will not be considered for residual tenancy, if the deceased Leaseholder is under eviction for non-payment of rent or for cause, or has an outstanding balance due to the BHA. (A resident shall be regarded as being under eviction if, after a private conference, the Manager has decided to proceed with eviction and the Manager's decision has not been overturned by the BHA Grievance Hearing Panel.)

Approval of residual tenancy shall be conditional on the remaining members of a resident household being properly housed. Where applicable, any approved applicant for residual tenancy shall remain under a Use and Occupancy Agreement and will not sign a BHA standard dwelling lease until such time as

they are transferred to an appropriately sized unit. Refusal to transfer to an appropriately sized unit shall be considered a violation of this policy and will cause the revocation of the conditional approval of residual tenancy.

8.5 Residual Tenancy – Right of Appeal

A Residual Tenancy Applicant who disagrees with a Residual Tenancy application decision made by the BHA can request a Grievance hearing pursuant to the BHA Grievance Policy.

CHAPTER 9: OTHER OCCUPANCY PROVISIONS

9.1 Lease Provisions

9.1.1 Leasing of Apartments

1. It is BHA's policy that all apartments must be occupied pursuant to a lease that complies with HUD & DHCD regulations.

2. The lease shall be signed by the Head of Household, and Co-Head of Household, if any, and by the authorized representative of BHA, prior to actual admission.

3. All members of a Household shall be specifically listed as Household members.

4. If a resident transfers from one BHA apartment to another, a new lease shall be executed for the apartment into which the Household moves unless relocation occurs under the terms of a Use and Occupancy Agreement.

5. If at any time during the term of the lease, a change in the resident's status or circumstances results in the need for changing or amending any provision of the lease, either:

   - A new lease agreement will be executed, or
   - A Notice of Rent Change will be sent to the resident, or
   - An appropriate lease addendum shall be executed and become part of the existing lease. All copies of such addenda are to be dated and signed by the Head and Co-Head of Household and by the authorized representative of the BHA.

6. Only those persons listed on the most recent lease or Tenant Status Review form shall be permitted to occupy an apartment on a continuing basis**.**

9.1.2 Length of Lease

1. *Federal Developments only:* In accordance with the Quality Housing and Work Responsibility Act, all BHA leases will be for a duration of 12 months. At the end of each 12-month term, leases will be automatically renewed, unless there is noncompliance by an

adult Household Member with the BHA's Community Service and Economic Self-Sufficiency Policy after its effective date.

2. *State Developments only:* Leases are continuous unless terminated by the BHA for cause or at the request of the Resident or by operation of law.

9.1.3 Occupancy Policy Regarding Additions of Persons to Lease

The request for an addition of a person to the Lease must be made in writing by the Head or Co-Head of Household named in the Lease.

To qualify to apply for an addition of a person to the Lease, a Resident: must be considered in "good standing" at the time of an Application for additions of person(s) to lease, at the time of determination of eligibility of person(s) to be added to Lease, and at the time of actual addition of person(s) to Lease. "Good standing" means the household is:

- Current in its rental payments unless it is legally withholding rent pursuant to the provisions of the Lease or applicable law.
- Not currently under a Fourteen (14) Day or a Thirty (30) Day Notice to Quit, Summary Process Action or action pursuant to Mass. Gen. Laws, Chapter 139, section 19.

1. *Additions by Birth, Adoption or Operation of Law*

   Additions to the Household which occur by birth, adoption or operation of law (i.e., permanent custody, marriage) or addition of a caretaker relative or other responsible adult who has a guardianship order (temporary[14] or permanent), or addition of a responsible adult who provides a written designation from the parent of a BHA Household Member to care for the minor Household Member, may occur subject to meeting the resident selection criteria as described in Chapter 5 (See also Section 9.1.3.4 for additions over the age of 13).

2. *Other Additions to a Household*

   Other additions may be approved if the individual proposed as an addition is related by blood or has evidenced a stable, interdependent relationship with a current Household Member, including the sharing of financial resources. Any such person must have the intention to live regularly in the apartment as his/her

[14] Temporary orders shall be for a period of at least one year in order to be considered under this provision.

principal residence. No such person under this category will be approved if such addition would cause the Household to be underhoused and in violation of state sanitary code. In proposing an addition, the Head of Household shall submit the name(s) of the proposed addition(s) and identify the individual(s) as "proposed Household Member(s)". If approved under the resident selection criteria, the addition(s) will be allowed to move in when the transfer of the Household to an apartment of appropriate size is completed. The addition will be listed as a household member on the transfer request form with the notation “for transfer purposes only”.

3. The only exception to the above rules occurs when an Applicant, at the time of final processing for admission, notifies the Occupancy Department in writing that one or more of his/her natural or adopted minor children will be joining the Household at some future date following the leasing of the apartment. Occupancy Department staff will record the name(s) of the minor child(ren) on a form attached to the Final application. At the time of assignment, the assignment transmittal notice will include this information. When the resident presents evidence to the manager that the MINOR child or children is/are ready to join the Household, the manager will add them to the Household composition and immediately generate a transfer application for a larger apartment, if necessary. The Transfer application will be processed in accordance with Authority transfer procedures.

4. *Occupancy Policy Screening Criteria*

   Any person proposed for residency over the age of 13 in a BHA apartment, must meet BHA's resident selection criteria as described in this Admissions and Continued Occupancy Policy (See Chapter 5). When a Head of Household requests permission for an addition(s) to the Household, the resident selection criteria shall be used by the Occupancy Department to determine whether or not the proposed household member is eligible for admission.

5. Right to Appeal

   A resident who disagrees with an adverse action taken by the BHA regarding a request for an addition of a person to the Lease can request a grievance hearing pursuant to the BHA Grievance Policy.

9.1.4 Other Occupancy Provisions

1. The addition of a household member shall be made in accordance with the lease and this ACOP. Residents who fail to notify BHA of

additions to the Household are in violation of the lease. Residents who add a person or person(s) to the Household without the written permission of the BHA are also in violation of the lease. Any such persons will be considered Unauthorized Occupants by BHA and the entire Household will be subject to eviction action.

2. Any Household Member who moves from the apartment shall be removed from the lease. The Head or Co-Head of Household has the responsibility to report the move-out within 30 calendar days of its occurrence. A former Household Member may not be readmitted to the apartment except as a temporary visitor without undergoing screening by the Occupancy Department and securing BHA approval. Temporary visitors may occupy the apartment for no more than a total of forty-five calendar days within any twelve-month period.

3. A resident shall not permit the Apartment to be occupied by anyone other than Household Members, except temporary visitors, no one of whom may occupy the apartment for more than a total of forty-five (45) nights (or forty-five (45) days if the visitor regularly sleeps during the day), within any twelve-month period, unless the BHA for good cause otherwise consents to a longer period in writing before the expiration of 45 nights or such longer period as may have been authorized, or unless the visitor is first determined to be part of the Household according to BHA policy, and an application is pending with the BHA.

4. Boarders and lodgers shall not be permitted to occupy an apartment, nor shall they be permitted to reside with any Household occupying an apartment.

9.2 Rental Payments

General Policy

State Developments Only- Rent will be determined in accordance with applicable State regulations, the BHA's Lease and the BHA's Rent Manual.

Federal Developments Only- As part of the annual Tenant Status Review(TSR) process, residents in Federal Developments will be provided written information about the following two different methods for determining the amount of rent payable by the family, their right to choose the method of determining rent and under what circumstances they may request a change to the method utilized in determining rent. As part of this process, residents will be educated about the

benefits of selecting one method over another and will be asked to notify the BHA in writing as to which option they choose.

1.**Flat Rent**- a fixed rent determined for each unit size based on a market analysis of comparable units. The BHA will maintain a current listing of its flat rent schedule as an appendix to the BHA Rent Manual and will provide this list to residents at least annually as part of the TSR process.

A. Financial Hardship: Residents who choose flat rents may request to change to an income-based rent at any time if the family is unable to pay the flat rent because of financial hardship. A financial hardship exists for these purposes when a family's income is reduced or their deductions are increased to the extent that an income-based rent is lower than the flat rent.

B. Annual Recertifications: Residents who choose flat rents will be asked to update their family information every year, but will only have to re-certify income verification once every three years.

2.**Income-Based Rent**- rent determined by the family's income and allowable deductions in accordance with the BHA's Lease, the BHA's Rent Manual and applicable Federal regulations.

3. Self-Sufficiency Income Exclusions

In addition to the deductions and income exclusions required by federal regulations and listed in the BHA's Rent Manual, there are two earned income exclusions available to residents of Federal developments that are designed to encourage residents who become employed to stay in public housing.

Exclusion of earnings and/or benefits resulting from participation in a qualifying training program. The amount of increased income that results from participation in a qualifying employment training program is excluded from income. This exclusion begins on the date the Household Member begins participation in the training program and continues during the period that the Household Member participates in the training program.

Exclusion of earning from employment after unemployment or receipt of public assistance.
Increased income from employment must be excluded from income calculations for the first twelve months following the date the resident was hired. During the second twelve-month period after the hire date, 50% of the increased income must be excluded. The twelve month periods are cumulative and not consecutive. The only limitation is that any exclusion must be taken within four years(48 months) of the hiring date that first triggered the income exclusion.

___To qualify for this exclusion, families must fit into one of the following categories:

- A family whose income increases because of the employment of a family member who has been unemployed for a year or more before this employment. NOTE: For this regulation previously unemployed means that the family member did not earn more than the amount that would be earned working 10 hours a week, 50 weeks a year at minimum wage.
- A family whose income increases because of increased income from a family member who is participating in any job training or self-sufficiency program.
- A family whose income increases because a family member becomes employed during or within six months of receiving TANF or any other temporary assistance for needy families, including Welfare to Work programs. TANF participation is not limited to the monthly benefit, but includes other benefits or services such as one-time payments or transportation assistance so long as the assistance totals $500.00 in six months.

ANNUAL AND INTERIM REDETERMINATIONS

The BHA shall redetermine and adjust Resident's monthly rent, appropriateness of Resident's apartment size, and continued eligibility for public housing, at least once annually. At this time, residents in federal developments will be provided with information on their ability to choose between the two methods of determining rent as described in Section 9.2 of this policy. For residents in family developments who choose to pay flat rents, family information will be updated annually but income information will only be updated every three years.

For purposes of determination or adjustment of rent and/or for assignment or transfer to a proper size apartment, Resident agrees to submit, within thirty (30) days after a request from BHA, signed, complete, true and accurate statements and/or other information setting forth pertinent facts as to Resident's household income, employment, and composition. Resident further agrees to execute documents authorizing release of such information from third parties, pursuant to requirements of State and/or Federal law.

Resident agrees to pay to BHA any rent which should have been paid but for Resident's misrepresentation of any written information furnished to BHA in Resident's application for an apartment, or in substantiating documentation, or in any documentation submitted on a redetermination, or for Resident's failure to supply, in a timely manner, documentation requested by BHA on a redetermination.

Although rent is typically set only at the time of the annual determination, it may be set more often on the basis of changes in Resident's household income or composition, in accordance with the BHA lease. Rent increases will be effective the second month after BHA sends Resident a Notice of Rent Change. If a Resident fails to report a change requiring a rent increase, rent shall be increased retroactively to the second month following the change.

When household income decreases, rent shall be decreased if requested by Resident, and if such rent decrease is in accordance with BHA policy. Rent decreases will be effective either as of the current month in which the change in circumstances is reported (if reported by no later than the fifteenth day of the month), or as of the first day of the next month after the change in circumstances is reported (if reported after the fifteenth day of the month). BHA may delay processing the rent decrease until Resident provides adequate verification of such change in circumstances justifying the decrease, but once verifications have been provided, the rent change will be made effective retroactively.

For residents in Federal developments, if household income derives in whole or in part from benefits from welfare or public assistance from a state agency under a program for which the Federal, State or local law relating to the program requires, as a condition of eligibility for assistance under the program, participation of a member of the household in an economic self-sufficiency program or a work activities requirement, and household income decreases as a result of failure to comply with the conditions of said program or requirement, rent will not be decreased, during the period of such income reduction (to the extent that the decrease in income is a result of the benefits reduction), in accordance with BHA policy and 42 USCS §1437j(d). If such household income decreases as a result of fraud under said program or requirement, rent will not be decreased, during the period of such income reduction (to the extent that the decrease in income is a result of the benefits reduction), in accordance with BHA policy and 42 USCS §1437j(d). BHA shall not make any determination regarding non-compliance or fraud under such a program or requirement until BHA receives written notification from the relevant public agency specifying that household benefits have been reduced because of such non-compliance or fraud. Any determination by BHA not to reduce rent pursuant to BHA policy and 42 USCS §1437j(d) shall be subject to BHA's Grievance Procedures and Policy. For residents in Federal developments, the BHA shall consider any decrease in income that results from the reduction of any welfare or public assistance benefits received by residents under any Federal, State or local law regarding a program for such assistance if resident(s) has complied with the conditions for receiving such assistance and is unable to obtain employment notwithstanding such compliance, pursuant to 42 USCS §1437j(f). A reduction in benefits resulting from the expiration of a lifetime time limit for a household receiving said benefits shall not be considered as a failure to comply.

Before any change in Resident's rent is made, Resident will be notified by a written Notice of Rent Change containing the following information:

A. The new rental amount and the date it will be effective;

B. The amount of Resident's household income, household composition and other facts considered by BHA in determining Resident's new rent;

C. Resident's right to, and the method of obtaining a timely hearing under the grievance procedure.

9.3 Resident-Paid Utilities

In certain developments, residents are responsible for paying for certain utilities. The provision for payment for utilities by residents is contained in the BHA lease.

9.4 Community Service and Economic Self-Sufficiency Policy (Applicable to Hope VI Developments Only)

GENERAL REQUIREMENTS

As part of the Quality Housing and Work Responsibility Act of 1998, Congress imposed a requirement that all adult residents of federally funded public housing, unless specifically exempted, must perform community service activities or participate in an economic self-sufficiency program to remain eligible for public housing assistance. Therefore the federal public housing lease now provides that all non-exempt residents must:

- Contribute 8 hours per month of community service (not including political activity); or
- Participate in an economic self-sufficiency program for 8 hours per month; or
- Perform eight hours each month of combined community service and self-sufficiency activities.

DEFINITIONS

Community Service: For the purpose of this policy, community service is the performance of voluntary work or duties for the public benefit that serve to improve the qualityof life and/or enhance resident self -sufficiency, and/or increase the self-responsibility of the resident within the community in which the resident resides. Community service is not limited to a single type of activity or a single location. Acceptable community service activities include, but are not limited to, improving the physical environment of the resident's development; volunteer work in a local school, hospital or child care center; working with youth organizations; or helping neighborhood groups on special projects. By statute, political activity is not an eligible form of community service.

Economic Self-Sufficiency Program: For the purpose of this policy, an economic self-sufficiency program is any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include, but are not limited to: programs for job training, employment training, work placement, basic skills training, education, English language proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work, such as substance abuse or mental health treatment.

NOTIFICATION OF RESIDENTS

The Boston Housing Authority will notify all residents of the new community service requirement before the implementation of this policy. The notification will include an explanation of the program and will list the categories of individuals who are exempt from performing community service activities. The notification will describe the verification that will be required to establish an exemption. Definitions and examples of community service and economic self-sufficiency activities will be part of the notice.

The notification will also advise families when the community service obligation will begin. Non-exempt residents will be required to begin performing community service at their first lease renewal date following the adoption of this policy.

EXEMPTIONS

The following residents over the age of eighteen are exempt from this requirement:

1. Resident household members who are 62 or older;

2. Resident household members who are blind or disabled as defined in the Social Security Act (Section 2l6 (i) (1) or Section 1614 of the Social Security Act (42 USC 416 (i) (1); 1382c);

The Social Security Act defines disability as the "inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or has lasted or can be expected to last for a continuous period of not less than twelve months."

Blindness is defined as "central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no less than 20 degrees shall be considered for purposes of this paragraph as having a central visual acuity of 20/200 or less."

Residents who claim exemption because of disability or blindness must also certify that because of this blindness or disability they are unable to comply with the community service requirement. If a resident does not meet this definition of blindness or disability and believes that he or she is unable to perform community service or economic self-sufficiency activity, he or she may apply for an exemption from the requirement as a reasonable accommodation under the BHA Reasonable Accommodation in Housing Policy (RAHP). An application for reasonable accommodation can be obtained at the development management office.

3. Resident household members who are the primary care giver of a blind or disabled individual as described in paragraph 2;

4. Resident household members who are engaged in a work activity as defined under section 407 (d) of the Social Security Act (42 USC 607 (d), as in effect on and after July 1, 1997);

Work activities are:

- Unsubsidized employment;
- Subsidized private sector employment;
- Subsidized public sector employment;
- Work experience, including work associated with refurbishing; publicly assisted housing, if sufficient private sector employment is not available;
- On-the-job training;
- Job search and job readiness assistance;
- Community service programs;
- Vocational educational training not to exceed twelve months;
- Job skills training directly related to employment;
- Education directly related to employment for a resident who has not received a high school diploma or a certificate of high school equivalency;
- Satisfactory attendance at a secondary school or in a course of

study leading to a certificate of general equivalence for a resident who has not completed high school or received such a certificate; or

- The provision of childcare services to an individual who is participating in a community service program.

5. Resident household members who are exempt from work activity under Part A of Title IV of the Social Security Act (42 USC Section 60l et seq.) or under any other state welfare program, including a State-administered welfare-to-work program; or

6. Resident household member of a family receiving assistance, benefits or services under a State program funded under part A of Title IV of the Social Security Act (42 USC 601 et seq.) or under any other state welfare program, including a State-administered welfare-to-work program, and is in compliance with all provisions of that program.

In accordance with HUD guidelines, persons eligible for a disability deduction in rent are not automatically exempt from the community service requirement. A resident is exempt only to the extent the disability makes the person "unable to comply" with the community service requirement.

INITIAL DETERMINATION OF EXEMPTION

For the first year after the implementation of this policy a comprehensive information sheet describing the community service requirement will accompany the letter sent to each head of household asking them to come into the development management office to begin the Tenant Status Review (TSR) process. The notice will describe the exemptions and outline the verification required to establish each exemption. The head of household will be asked to provide the required verification to the property manager during the ninety-day status review period.

All applicants will be provided with an information sheet describing the community service/self-sufficiency requirement at the time they make their final application. At the time the lease is signed, the property manager will again provide the head of household with the community service information sheet. The head of household will be asked to declare which household members are exempt from community service and provide the appropriate verifications.

In order to establish an exemption the following verification must be provided:

1. **Age 62 or over.** Any birth certificate or proof of age already submitted by the resident to establish age or achieve eligibility for occupancy as a person 62 or older shall be deemed sufficient verification.
2. **Disability or blindness.** Receipt by a household member of Social Security

Disability or SSI benefits shall be deemed proof of disability under this policy. A household member whose application for disability benefits is pending shall be deemed disabled unless and until a denial of the application is received. Any resident who believes they meet the definition of disability included in this policy may submit a statement from their treating physician providing BHA staff with facts that will assist them in determining whether the resident is disabled within the definition applicable under this policy. If a resident does not meet this definition but still believes that he or she is unable to perform community service, the resident may apply for a reasonable accommodation under the BHA RAHP policy. The manager will provide an application for reasonable accommodation upon request.

Residents who are determined to be exempt because of blindness or disability shall also sign a statement certifying that they are unable to comply with the community service requirement because of the blindness or disability.

3. **Primary caregiver of a disabled or blind person.** A statement from the person being cared for or his or her guardian affirming that the resident seeking exemption acts as the primary caregiver and the period during which (s)he is expected to continue in that role shall be adequate verification.
4. **Engaged in work activity.** The verification of employment income provided to BHA for rent determination shall be adequate for this purpose. Verification of participation in job training or other qualifying program must be submitted by the providing organization or school.
5. **Exempt from work activity under state welfare program.** Verification of the exemption should be obtained from the welfare department.
6. **Member of a family who receives assistance from a state welfare program and is in compliance with that program.** Verification of receipt of program assistance and compliance should be obtained from the welfare department.

The manager will make a determination of exempt status and notify the resident. If the resident disagrees with the determination, he or she may file a grievance under the BHA grievance procedure.

The exemption status for each household member will be entered on the client worksheet. Families with non-exempt members will receive a list of community service and self-sufficiency opportunities.

CONTINUING DETERMINATION OF EXEMPTION AND COMPLIANCE

Each year, as part of the Tenant Status Review, the property manager will determine whether each non-exempt household member has complied with the community service requirement and whether each exempt household member

continues to be exempt.

Included with the letter requesting the head of household to come to the office for the status review will be a reminder that resident compliance with and/or exemption from community service will be determined as part of the status review. A list of exemption categories, a reminder that certain exemptions from the community service requirement must be reviewed annually and a description of the documentation needed to support each exemption will be attached to the letter. Also included with the letter will be a Verification of Compliance form for each household member who was required to perform community service. These forms must be completed and returned to the property manager at least thirty (30) days before the lease term expires. The form includes confirmation of:

- the number of hours of community service/self-sufficiency work completed,
- the type of work completed
- the community organization where the work was completed
- the signature, name, title, address and phone number of the person supervising completion of the work.

At the time of the status review the manager will reconfirm the exemption status of each household member. The head of household may provide the property manager with the required documentation for any change in status claimed by an adult family member. The manager will reconfirm the following exemption categories annually:

- Blindness or disability
- Primary caregiver
- Engaged in work activity
- Exempt from work activity under a state welfare program
- Exempt through receipt of assistance, benefits or services from a state welfare program and in compliance with all provisions of the program.

If a household member becomes exempt from the community service requirement during a lease term and informs the manager so that the exemption can be verified, he or she shall be exempt from performing community service for the entire year. Unemployed residents, for example, may request an exemption if they find work or start a job training program. If a resident is determined by BHA to become exempt during the year, s/he will be excused from the entire annual 96-hour requirement. There is no obligation for a resident to report a change in status from exempt to non-exempt between regular status reviews. If a resident previously determined to be exempt becomes non-exempt during a lease term, he or she is not required to report the change in status to the manager until the next status review.

If the household is found to be in compliance with the community service/self-sufficiency requirement as well as all other requirements for continuing occupancy, the lease will be automatically renewed. An annual lease

signing process is not necessary.

NON-COMPLIANCE

If the BHA determines that a non-exempt resident has not complied with the community service/self-sufficiency requirement, the property manager must notify the head of household of the noncompliance in writing. This notification must also inform the resident that:

- the determination of noncompliance is subject to the BHA's grievance procedure;
- unless the resident enters into an agreement to cure or the non-compliant adult no longer resides in the unit, the 1ease of the family of which the noncompliant adult is a member shall not be renewed; and
- the resident has the opportunity to cure the noncompliance during the next twelve-month period.

To take advantage of the statutory opportunity to cure, the noncompliant adult and the head of household must sign an agreement stating that the noncompliant adult will complete, over the next 12-month term of the lease, the additional hours of community service or economic self-sufficiency activity needed to reach the required total of 96 hours for the prior year. These additional hours must be performed in addition to the 96-hour requirement for the current lease year.

As is required by law, continued non-compliance will result in the commencement of eviction proceedings against the entire household, unless the noncompliant family member is no longer part of the household.

DOCUMENTATION

The property manager must retain documentation of community service participation and/or exemption in the resident's file.

At lease signing for new residents or at the Tenant Status Review for current residents, the manager must ensure a Certification of Exemption Status form is completed for each adult household member claiming an exemption from the community service/self-sufficiency requirement. Supporting documentation will be requested of the resident to verify exempt status and copies of the verification will be retained in the file.

At the time of the annual Tenant Status Review, the head of household is responsible for ensuring that a Verification of Compliance form is completed by the appropriate authority for every non-exempt household member. This form will also be maintained in the resident file.

GRIEVANCE PROCEDURE

Upon filing a written request, as provided in the Boston Housing Authority grievance procedure, any resident who disagrees with any Boston Housing Authority (BHA) action or failure to act in accordance with the Community Service Policy shall be entitled to a grievance hearing.

PROHIBITION AGAINST THE REPLACEMENT OF EMPLOYEES

In implementing the community service requirement, the Boston Housing Authority will not substitute community service for work ordinarily performed by public housing employees or replace a job at any location where community work requirements are performed.

THIRD-PARTY COORDINATING

The Boston Housing Authority intends to exercise its option to administer the community service/self-sufficiency requirement through one or more of the following alternatives:

- directly administer some qualifying community service and economic self-sufficiency activities;
- make such activities available through a contractor; or
- make such activities available through partnerships with qualified organizations, including resident organizations and community agencies or institutions.

9.5 Inspections

In accordance with the lease, apartment inspections are performed at three times: pre-occupancy, upon move-out, and at least once annually and as further provided in the BHA lease..

9.5.1 Pre-Occupancy Inspections

1. The BHA and the resident or his/her representative will inspect the apartment prior to occupancy by the resident. The BHA will give the resident a copy of the statement of conditions showing the condition of the premises, interior and exterior as applicable, and of any appliances provided with the apartment.

2. The statement of conditions shall be signed by a BHA representative and resident and a copy of the form retained in the

resident's folder. Any deficiencies noted on the statement of conditions will be corrected by the Authority before the resident moves in, and at no charge to the resident.

9.5.2 Annual Inspections

1. The BHA will inspect all apartments at least annually and more frequently if apartment conditions are not safe, sanitary and in good repair. Residents will be notified as to the date and time of inspections in accordance with provisions in the lease.

2. Annual inspections will evaluate the following: any need for repairs; housekeeping conditions; safety violations; and resident's compliance with other obligations under the lease. The resident will be informed of any deficiencies and notified of any action required by the resident or the BHA to correct deficiencies.

3. BHA will correct deficiencies determined to be the BHA's responsibility.

4. Where resident action is required, re-inspections will be conducted.

5. Where the resident fails to take required action to correct deficiencies, the BHA may correct the deficiencies and bill the resident. The resident shall also pay promptly, upon receipt of a bill, for lock replacements or re-keying and for the cost of all materials and/or labor for repair of any damage to BHA property caused by the negligence or intentional act of the resident, a member of resident's Household or a guest; the bill shall clearly state the items for which the charge is made, the work done, and the cost of labor and materials; the bill shall not become due and payable before the first day of the second month following the month in which the charge is billed; BHA will post in each management office a list of the hourly rate charged for labor.

9.5.3 Move-Out Inspection

The BHA will inspect the apartment after the resident vacates the apartment and give the resident a written statement of conditions, repairs, cleaning and replacements for which the resident is responsible. The resident and/or his/her representative may join in such inspection, unless the resident vacates without notice to the BHA.

9.6 Lease Termination Procedures

The lease of a BHA resident provides the terms and procedures for termination of the lease.

9.6.1 Recordkeeping Requirements for Lease Termination

A written record of every termination and/or eviction shall be maintained by BHA in the resident file, and shall contain the following information:

1. Name of resident, number and identification of the apartment occupied;

2. Date of the 14-Day Notice , 30-Day Notice, or other notice of Intent to Terminate and the Notice to Vacate;

3. Specific reason(s) for the Notice(s), indicating the section(s) of the lease allegedly violated, and other facts pertinent to the issuing of the Notices described in detail;

4. Date and method of notifying the resident;

5. Summary of any conference held with the resident including date, names of conference participants and conclusion.

6. Decisions of any grievance panel hearings.

CHAPTER 10: MISCELLANEOUS PROVISIONS

10.1 Deprogramming Apartments

BHA will seek approval prior to deprogramming any apartment in Federal or State-assisted developments in accordance with applicable regulations. A deprogrammed apartment is one that is no longer available for occupancy under a BHA resident lease.

10.2 Supported Housing Programs

10.2.1 Social Service Agreements

1. At its discretion, and if required with HUD and/or DHCD approval, the BHA may enter into an agreement with social service or other agencies to provide supportive services to Applicants and residents, including targeted populations, who need special help in order to establish and maintain tenancies, provided that evidence exists that the agencies are reliable organizations with experience at providing related services and are fiscally sound.
2. Assistance required under such agreements shall include, but is not necessarily limited to, the following services:

- Assistance in evaluating applicants for program participation;
- Checking to see if the residents are paying their rents and other charges and are properly maintaining their units;
- Helping residents to maintain their households, including managing their money;
- Providing specialized supportive services and crisis intervention in order to obtain necessary treatment to avoid eviction action.

3. All Applicants and residents who participate in these programs must meet the Threshold Requirements for the program for which they are applying.(See 5.1.2)
4. All Applicants and residents who participate in these programs must meet the Applicant Screening Criteria as specified in this policy and/or any Memorandum of Agreement between the BHA and the service organization.

10.2.2 Apartment/Development Designations

Supported Housing Programs may be established for a development or certain designated apartments within a development.

10.3 Designated Housing Program (Federal Elderly/Disabled Program only)

10.3.1 Plan Description

The BHA will allocate units in the Elderly/Disabled developments in order to move towards a ratio of 70% designated to elderly families and 30% to disabled families. In order to achieve these percentages additional admission Preference Points will be applied to Elderly Applicants at designated Elderly/Disabled Program developments. Applicants who are 62 years of age or older and are on an Elderly/Disabled Program development wait list where the Elderly resident population is less than 70% will receive Preference Points in addition to any they may already have.

10.3.2 Development Designation

Each year on the first day of April, the current composition with respect to the number of Apartments occupied by Elderly or Disabled Households will be calculated for each development. Any development whose Elderly resident population is less than 70% will be designated for application of the Designated Housing Preference Points for the upcoming year. Any Elderly Household that has applied to the development so designated will automatically receive the Designated Housing Preference Points.

10.4 Elderly Preference(State Elderly/Disabled Program only)

10.4.1 Plan Description

(1) General Provisions for Placements.

(a) Placements are to be made in elderly/disabled housing to achieve a mixed population of elderly households in 86.5% of the units and handicapped households in 13.5% of the units. The BHA shall place applicants in accordance with 760 CMR 5.10(2) in order to attain or to sustain these percentages. Such placements shall also be made in accordance with any applicable priority and preference categories.

(b) Any accessible or modified unit shall be offered to an applicant household which includes a person, regardless of age, who has a physical handicap which handicap necessitates one or more of the special design features of the unit.

2) Placements by BHA in Elderly/Disabled Housing. Prior to making a placement in elderly/disabled housing, the BHA shall determine the BHA's current percentage of c. 667 units occupied by disabled households. In making this determination the BHA shall count all c. 667 units including c. 667 congregate units, c. 667 section 8 new construction or substantial rehabilitation units, c. 667 modified units, and c. 667 conventional units. The BHA shall then place applicants as follows:

(a) If the percentage of units occupied by disabled households is less than 13.5%, the BHA shall place one eligible and qualified disabled household for each eligible and qualified elderly household placed until such time as the percentage of disabled households equals or exceeds 13.5%.

(b) If the percentage of the units occupied by disabled households equals or exceeds 13.5%, the BHA shall place eligible and qualified elderly households until such time as the percentage of disabled households falls below 13.5%.
(c) If the percentage of units occupied by disabled households equals or exceeds 13.5%, but the LHA has exhausted its waiting list of eligible and qualified elderly households, the LHA shall place those eligible and qualified disabled households whose members have attained the age of 50 but are less than 60 years old until such time as the percentage of disabled households falls below 13.5% or until there is an application from an eligible and qualified elderly household.
(d) If the percentage of units occupied by disabled households equals or exceeds 13.5%, and the BHA has exhausted its waiting list of eligible and qualified elderly households and eligible and qualified disabled households whose members have attained the age of 50 but are less than 60 years old, the LHA shall place eligible and qualified disabled households, without regard to age, until there is an eligible and qualified elderly household or, in the absence of such an elderly household, an eligible and qualified disabled household whose members have attained age 50 but who are less than 60 years old.

10.4 Resident Custodians and Special Assignment Laborers

10.4.1Rules Governing Residency of Resident Custodians and Special Assignment Laborers

Resident custodians and special assignment laborers (BHA employees living in BHA apartments as a condition of employment under a license agreement) shall not be considered public housing residents. They are not subject to the same requirements (including the waiting list procedure) and do not have the same rights as public housing residents. In particular, they:

- Do not have to qualify as a Low Income Household;
- Are not subject to the BHA's resident selection procedures;
- May be charged a reasonable rent or may be provided a BHA apartment rent-free;
- Are not subject to BHA lease and grievance procedures, but have a license agreement for occupancy with the BHA; and
- Are not entitled to remain in the same apartment in public housing if their employment is terminated, but shall be entitled to apply for public housing.

10.4.2Admission as Residents

Upon change in status, resident custodians and special assignment laborers may apply to become BHA residents, but may only be admitted to a BHA apartment after they have been determined Eligible and Qualified.

10.5 Occupancy by Police Officers

10.5.1 Definition of Police Officer

For purposes of this subsection, a police officer is defined as a person who is employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of a local police force or an accredited police force of a housing agency may qualify.

10.5.2 Purpose of Policy

In order to increase security for BHA public housing residents, the BHA may allow police officers to reside in a public housing apartment, even if such police officers might not otherwise qualify, based on income, for BHA public housing.

10.5.3 Terms of Tenancy for Police Officers

1. Occupancy

   Police Officers who apply for BHA housing will be subject to the same terms, standards (other than income) and procedures that are applied to all other BHA Applicants.

2. Verification

   Police officers will undergo the same verification procedures applied to other BHA Applicants. Those procedures are outlined in this Admission and Continued Occupancy Policy. Screening criteria contained in this policy therefore apply.

3. Waivers

   Police Officers approved for occupancy in BHA apartments will be given a waiver that allows them to be chosen for BHA housing without being placed on the Authority's waiting list.

4. Lease

   Police Officers shall execute a lease or occupancy agreement with the BHA providing for the terms of occupancy of an apartment.

5. Annual Re-certification

Continued employment as a police officer as defined in this subsection, will remain a determining factor in the renewal of a Police Officer's lease or occupancy agreement. Police Officers are therefore required to submit annually to the BHA proof of continued employment as a police officer.

Failure to remain employed as a Police Officer will therefore result in a refusal to renew a Police Officer's lease or occupancy agreement.

6. If a person is no longer a Police Officer, but meets the BHA eligibility standards, the Police Officer may apply for admission as a BHA resident.

10.5.4 Apartments to be Occupied by Police Officers

The BHA will offer apartments to Police Officers based upon BHA-determined security needs. In no event shall the number of apartments allotted for Police Officers exceed one Police Officer per development with more than 100 apartments but less than 500 apartments, and not more than two Police Officers for any development with over 500 apartments.

10.6Pet Policy

BHA residents may have pets, in accordance with the BHA's current Pet Policy for the specific development(s) at which they select to live.

10.7Waiver Provision

The Director of Occupancy may recommend and the Administrator, or his/her designee who shall be a senior management employee, may approve a waiver of any provision of this policy not required by law if the waiver of such provision would avoid substantial hardship or substantial injustice to an Applicant or a transfer applicant. In each such case a written report must be filed by the Director of Occupancy, and approved by the Administrator or his/her designee. These reports (if any) shall be available to HUD and DHCD on a quarterly basis. Further, copies of these reports (if any) with names and other identifying references deleted shall be available for public inspection, upon request. No waiver shall be in violation of Chapter 1, Section 1.1 of this ACOP. Examples of situations in which a waiver may be requested and approved include but are not limited to: individuals with a potentially terminal illness, for example, AIDS, who are experiencing a housing crisis, a Household which must abandon its current housing in a distant location in order to relocate to Boston so that a seriously ill

Household Member can receive specialized medical treatment available at a Boston area medical facility.

CHAPTER 11: DEFINITIONS OF TERMS USED IN THIS STATEMENT OF POLICIES

1. **Accessible Route -** For persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility.

2. **Accessible Apartment** - when used with respect to the design, construction or alteration of an individual apartment, means that the apartment is located on an Accessible Route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps or disability. An apartment that is on an Accessible Route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR 8.32 [the Uniform Federal Accessibility Standards] is "accessible" within the meaning of this paragraph.

3. **Adaptable -** Ability of certain elements in an apartment to be changed to accommodate the needs of disabled persons; or ability of certain apartments to meet the needs of persons with different types & degrees of disability.

4. **Administrator** - The chief executive officer of the Boston Housing Authority.

5. **Alteration** - any change in an apartment, building or common area or to its permanent fixtures or equipment. It does not include: normal maintenance or repairs, re-roofing, interior decoration or changes to mechanical systems.

6. **Apartment** -- Residential space for the private use of a Household. The number of bedrooms contained within a BHA apartment is from 0 bedrooms (studio/efficiency) to 6 bedrooms.

7. **Applicant** - a person or household member who is not a BHA leaseholder and has submitted an application for public housing that has been accepted by the Authority and entered into its management information system with a client number assigned.

8. **Appeals** – an Applicant for admission to BHA, who is dissatisfied with a decision regarding his or her application, may request an appeal before a BHA Hearing Officer. (See 4.1.4) .

9. **Applicant Information Briefing Session –** A regularly scheduled meeting (or other form of communication that may be designated by the BHA) whose purpose is to: provide prospective Applicants with an explanation of the process for Application and admission to BHA Public Housing; make Applicants aware of the Priorities, Preferences and housing options available to them as a BHA Applicant; familiarize Applicants with the Preliminary Application and Related

Forms; bring staff in contact with Applicants to assist Applicants in completing the application process(See Chapter 3)

10. **Area Median Income (AMI)** – The median income of the greater Boston area as determined by HUD..

11. **Assets** - Assets generally means cash which is accessible to a person including checking and savings accounts, stocks, bonds, equity in real property, and the cash value of life insurance policies, but does not include the value of tangible personal property such as furniture, automobiles and household effects. (Certain types of tangible personal property are included, such as coin collections or jewelry, but essential tangible personal property reasonably necessary for every day living, such as furniture and automobiles, are not included. For included real or personal property holdings, the value of the asset is the cash amount that would remain if the resident converted the asset to cash and deducted any outstanding mortgages, liens or selling expenses.)

12. **Boston Resident** - A person whose last permanent address was within the City of Boston or a person who is a resident and presently domiciled in the City of Boston at the time of application and at the time of determination of eligibility and qualification, or a person who is employed or about to be employed in the City of Boston as verified by the BHA. A person with a temporary residence in the City of Boston with relatives or friends is not a resident unless the person's last residence or domicile was in the City of Boston. The burden of establishing Boston residency is on the Applicant.

13. **Co-Head of Household** - a person who with the Head of Household assumes responsibility and accountability for the Household and signs the lease. The Co-Head of Household is equal to and has the same rights and responsibilities as the Head of Household. This shall include a spouse even if not designated as Co-Head of Household on the application or lease.

14. **Department of Housing and Community Development (DHCD)** -- the agency responsible for the oversight and monitoring of the State's public housing program.

15. **Dependent** - A member of the Household, other than head, co-head, sole member, foster child, or Personal Care Attendant, who is under 18 years of age, a Disabled Person, or a full-time student.

16. **Development** - Refers to low income housing developed, acquired or rehabilitated by BHA under the U.S. Housing Act of 1937 (other than Section 8) for which there is an annual contributions contract (ACC) between the U.S. Department of Housing & Urban Development **or** one or more public housing apartments developed and/or administered by the BHA with a separate contract for financial assistance with the Massachusetts Department of Housing

Community Development under the Chapter 705, Chapter 200 or Chapter 667 program.

17. **Disabled Person** –

For program eligibility, a person who is under a disability as defined in Section 223 of the Social Security Act (42 U.S.C. 423) or defined as "handicapped persons of low income" in M.G.L. C121B § I and in 760 CMR 5.07.

For Eligibility in State-Aided Housing – A person who has been determined to have an impairment which is expected to be of long continued and indefinite duration, which substantially impedes the ability to live independently in conventional housing and which is of such nature that such ability could be improved by more suitable housing conditions.

For Eligibility in Federally-Assisted Housing – A person who

1) has a disability defined as an inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or, in the case of a person who has attained the age of 55 and is blind, the inability by reason of such blindness to engage in substantial gainful activity requiring skills or abilities comparable to those of any gainful activity in which he or she has previously engaged with some regularity and over a substantial period of time, or

2) Has a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, which substantially impedes his or her ability to live independently, and is of such a nature that the ability to live independently could be improved by more suitable housing conditions, or

3) Has a developmental disability which is a severe, chronic disability of an individual 5 years or older which is attributable to a mental or physical impairment or combination of impairments and which is manifested before the age of 22 and is likely to continue indefinitely and which results in substantial functional limitations in three or more of the following areas of major life activity (self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living and economic self-sufficiency), and which reflects the individual's need for assistance that is lifelong or of extended duration and is individually planned and coordinated.

Such term shall not exclude persons who have the disease acquired immunodeficiency syndrome (AIDS) or any conditions arising from the etiologic agent for AIDS

B. For all purposes other than Eligibility, a person with a physical or mental impairment which substantially limits one or more life activities, or has a record of such impairment, or is regarded as having such an impairment.

- *No individual shall be considered a person with a disability solely because of drug or alcohol dependence.*

19. **Elderly Household** - A Household whose Head of Household, Co-Head of Household, or spouse (or sole member) is an Elderly Person.
20. **Elderly Person** - means a person who is at least 62 years of age. For state assisted housing a person who is at least 60 years of age.

21. **Eligible** – means a person or household that has met the three threshold requirements pursuant to Section 5.1.2 for Preliminary Eligibility.

22. **Eligible Household** – A household who is determined Eligible for residence in public housing assisted under the United States Housing Act of 1937 (42 U.S.C. 1437) or under M.G.L. c121B and provisions of this Policy.

23. **Eligible Non-Citizen Status (for Federal Program only)** - The admittance of a Non-Citizen to the United States under one of the following categories:

- A Non-Citizen lawfully admitted for permanent residence as an immigrant as defined by sections 101(a)(15) and 101(a)(20) of the Immigration and Nationality Act (8 U.S.C. 1101(a)(15) and 8 U.S.C. 1101(a)(20), excluding, among others, Non-Citizen visitors, tourists, diplomats, and students who enter the United States temporarily with no intention of abandoning their residence in a foreign country;

- A Non-Citizen who entered the United States prior to June 30, 1948, or such subsequent date as is enacted by law, has continuously maintained his or her residence in the United States since then, and is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General pursuant to section 249 of the Immigration and Nationality Act (8 U.S.C. 1259) [8 USCS § 1259];

- A Non-Citizen who is lawfully present in the United States pursuant to an admission under section 207 of the Immigration and Nationality Act (8 U.S.C. 1157) or pursuant to the granting of asylum (which has not been terminated) under section 208 of such Act (8 U.S.C. 1158);

- A Non-Citizen who is lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in the public interest pursuant to Section 212(d)(5) of the Immigration and Nationality Act (8 U.S.C. 1182(d)(5));

- A Non-Citizen who is lawfully present in the United States as a result of the Attorney General's withholding deportation pursuant to section 243(h) of the Immigration and Nationality Act (8 U.S.C. 1253(h));

- A Non-Citizen lawfully admitted for temporary or permanent residence under section 245A of the Immigration and Nationality Act [8 USCS § 1255a].

- Lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Act Section 245A).

24. **Emancipated Minor** – Minor (under 18 years of age) with a child (or children) or who has otherwise established him/herself as a non-dependent individual.

25. **Fair Housing Act** – Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 *et seq*.)

26. **Family** – A single person, two or more persons regularly living together, related by blood, marriage, adoption, guardianship or operation of law; or who are not so related, but share income and resources and intend to live together in BHA housing. Other persons, including foster children, Personal Care Attendants, and members temporarily absent (including children temporarily assigned to foster care[15]), may be considered a part of the Household group if they are living or will live regularly with the Household.

27. **Federally-assisted Housing** – For purposes of this policy, housing assisted under the U.S. Housing Act as defined in 42 USC 1437a and following provisions.

28. **Full-time Student** -
For Eligibility in Federally-assisted Housing A person who is carrying a subject load which is considered full-time for day students under the standards and practices of the educational institution attended. Educational institution shall include but not be limited to: college, university, secondary school, vocational school or trade school.

For Eligibility in State-assisted Housing- a household member between the ages of 18 and 25, who is the dependent of another household member and who is enrolled in and attending an accredited educational or vocational institution and is carrying a course load that is considered full-time for day students under the standards and practices of the institution. Full-time student status shall remain in effect as long as the individual carries a full-time student course load in pursuit of a bachelor's degree, an associate's degree, or a diploma from an accredited institution or a certificate from an accredited vocational program (excluding

[15] See 24 CFR 5.403.

apprenticeship programs). In no event shall full-time student status last longer than the length of time normally required for day students to complete the required course of study.

29. **Good Cause** - A set of standards used by the Authority to determine the need for and special offer of housing in order to avoid a verifiable hardship. The basis for the special offer must be reliably documented and cannot result in discrimination on the basis of race, color, sex, sexual orientation, ethnicity, religion or national origin or handicap or disability.

30. **Grievance** –1. An allegation, by a tenant or a remaining Household Member of a tenant's household, that the BHA or a BHA employee has acted or failed to act in accordance with the tenant's lease or any statute, regulation, or rule regarding the conditions of tenancy and that the alleged action or failure to act has adversely affected the status, rights, duties, or welfare of the tenant or a Household Member; or 2. An appeal by a data subject pursuant to 760 CMR 8.00. The meaning of a statute, regulation or rule shall not be the subject of a grievance. A dispute between a tenant and another tenant or Household Member, in which the BHA is not involved, shall not be the subject of a grievance. A grievance shall not be filed by a tenant on behalf of another tenant or any Household Member of another tenant.

31. **Head of Household** - means the member who assumes responsibility and accountability for the Household and signs the lease.

32. **Household** – All persons residing in an apartment who are listed on the apartment's lease as household members or Tenant Status Review (T.S.R.); and may include an approved PCA, who resides in the apartment.

33. **Household Member** - A person residing in an apartment who is listed on the apartment's lease as a household members or Tenant Status Review (T.S.R.); and may include an approved PCA, who resides in the apartment.

34. **Home Visit** - a visit by BHA Occupancy Department staff or contractor to the home of an Applicant pursuant to the provisions of this policy.

35. **HUD (U.S. Department of Housing & Urban Development)** - the Federal department responsible for the public housing program as provided in the 1937 Housing Act. HUD provides operating subsidies to the BHA through an Annual Contributions Contract.

36. **Imputed Welfare Income**- (In Federal Developments Only) The amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income for the purposes of determining rent.

37. **Lease** -- A written agreement between the BHA and Head or Co-Head of Household for the occupancy of an apartment.

38. **Minor** - a person less than 18 years of age. An unborn child will not be considered to be a minor (Also see the definition for Dependent and Emancipated Minor).

39. **Mitigating Circumstances** - Circumstances which would tend to lessen the negative impact of an unsuitable housing history or unsuitable behavior and which may overcome or outweigh negative information gathered in the screening process about an Applicant or Transfer Applicant.

40. **Mixed Family** – A family whose members include those with citizenship or Eligible Non-Citizen Status, and those without citizenship or Eligible Non-Citizen Status.

41. **National** – A person who owes permanent allegianceto the United States, for example, as a result of birth in a United States territory or possession.

42. **Non-Citizen** – A person who is neither a citizen nor National of the United States.

43. **Occupancy Department** - the department within BHA that is responsible for the admissions and screening process. The department has responsibility for marketing, intake, waiting list management, screening, and making offers of public housing apartments to qualified Applicants and transfer applicants. The Occupancy Department administers the Admissions and Continued Occupancy Policy including eligibility for resident transfers.

44. **Overcrowded** - a condition of occupancy where too more people reside in an apartment given its bedroom size and applicable standards

45. **Overhoused** - a condition of occupancy where too few people reside in an apartment according to BHA standards for occupancy.

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46. **Police Officer** – For the purposes of this policy, a police officer is defined as a person to be employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these

governments. An officer of an accredited police force of a housing agency is a police officer.

47.**Preference** – BHA gives Applicants Preference if they are veterans, Boston Residents, or disabled with a Household requiring a one bedroom. Preference points are cumulative and are added to Priority points (if any) to determine an Applicant's position on the BHA waiting list. Specific Preference definitions and point information can be found in **Chapter 4** of this policy.

48.**Priority** – A defined housing related situation that necessitates a Household's relocation. The BHA gives points to Applicants with Priority that ranks those Applicants higher on the waiting list than Applicants without Priority. An Applicant can qualify for only one Priority at any given time. Certain priorities are given more points than others. Specific Priority definitions and point information can be found in Chapter 4 of this policy.

49.**Qualified –** An Applicant who is Eligible and has been approved for admission to BHA housing after meeting all requirements of the BHA Screening Policy.

50.**Qualified Healthcare Provider** - a medical or rehabilitation professional or expert, **OR** non-medical service agency whose function is to provide services to the disabled.

51.**Reasonable Accommodation**- A change or modification to BHA rules, policies, practices, or services or a Reasonable Structural Modification when such a change is reasonable and necessary on account of a persons disability to afford the person the ability to use and enjoy a BHA apartment or common areas, provided that the change does not pose an undue financial or administrative burden, or result in a fundamental alteration of BHA program.

52. **Reasonable Structural Modification**- A change to a BHA apartment or to a common area which is reasonable and necessary on account of a persons disability to afford the person the ability to use and enjoy BHA premises and which does not pose an undue financial and administrative burden or result in a fundamental alteration of BHA program.

53. **Residual Tenancy Applicant** - An existing Household Member,(except a Personal Care Attendant), or an adult (if all other Household Members in the apartment are minors or incapacitated adults), willing to assume guardianship where appropriate of an apartment where the Head and Co-Head of Household vacates or becomes incapacitated.

54. **Residual Tenant** - A remaining Household Member, (except a Personal Care Attendant), or an adult (if all other Household Members in the apartment are minors or incapacitated adults) who has been approved under this policy to remain a BHA resident.

55.**State-Aided Housing** – A low-rent housing development aided or financed by loans and/or annual contributions from DHCD.

56. **Tenant Status Review (TSR)** - The process and the document used to complete the required annual reexamination of all BHA residents.

57. **Unauthorized Occupants** - Individuals or families who are staying in an apartment leased by a BHA resident who: (a) have not been approved in writing by the BHA as additions to the Household; (b) have applied but have not yet been approved by the BHA as additions to the Household; (c) are staying beyond the limits established in the lease for temporary visitors.

58. **Underhoused** - a condition of occupancy where too many people reside in an apartment according to BHA standards for occupancy.

59. **Uniform Federal Accessibility Standards** - Standards for the design, construction, and alteration of publicly owned residential structures to insure that mobility and/or sensory impaired persons will have ready access to and use of such structures.

60. **Use and Occupancy Agreement** - an agreement between BHA and the occupant of a BHA apartment whereby the occupant is entitled to use and occupy the apartment under specified conditions but is not entitled to reside as a tenant under a BHA lease or otherwise.

61. **Utilities** - Utilities means water, electricity, gas, other heating, refrigeration and cooking fuels, and sewerage services. Telephone service, laundry, and cable service are not included as utilities.

62. **Vacancy Action Form** – Document by which BHA staff report the status of a vacated apartment (see Section 6.2.3 for status categories).

63. **Vacate Date** – The date on which a tenant vacates, abandonment proceedings are concluded; or the tenant is evicted.

64. **Veteran** - Anyone who is a veteran as defined in M.G.L. c4, § 7, clause 43. The word “Veteran” as used in these policies shall include the spouse, surviving spouse, Dependent parent or child of a Veteran and the divorced spouse of a Veteran who is the legal guardian of a child of a Veteran.

65. **Veterans’ Preference** – A Preference that is given to Veterans, as defined above, when applying for BHA housing.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-R002-501-99 Replacement Housing Factor Grant No:	FFY99

___Original Annual Statement ___Reserve for Disasters/Emergencies _X__Revised Annual Statement

__Performance and Evaluation Report for Program Year Ending _x__Final Performance and Evaluation Report 9/30/03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	463,668	463,668	463,668	463,668
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	-	-	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	463,668	463,668	463,668	463,668
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-99	FFY99

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
2-06	VACANT UNIT REHAB	146021 967000		463,668.00	463,668.00	-	463,668.00	463,668.00	
				463,668.00	**463,668.00**	**0.00**	**463,668.00**	**463,668.00**	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-00	FFY00

___Original Annual Statement ___Reserve for Disasters/Emergencies __x_Revised Annual Statement

_x_Performance and Evaluation Report for Program Year Ending 9/30/03 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	993,551	993,551	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**993,551**	**993,551**	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:
Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-00

Federal FY of Grant:
FFY00

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
	Development	149900 000000		993,551	993,551	0	0	0	Planning use of funds
				993,551	**993,551**	**0**	**0**	**0**	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

___Original Annual Statement ___Reserve for Disasters/Emergencies __X__Revised Annual Statement

__X__Performance and Evaluation Report for Period Ended 9/30/03 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	900,000.00	900,000.00	0.00	0.00
3	1408 Management Improvements Soft Costs	3,249,436.70	3,016,453.70	3,016,453.70	2,756,514.97
	1408 Management Improvements Hard Costs				
4	1410 Administration	974,758.93	974,758.93	974,758.93	881,270.69
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,079,709.71	3,981,074.02	3,981,074.02	1,998,974.72
8	1440 Site Acquisition				
9	1450 Site Improvement	844,106.14	825,921.79	825,921.79	695,372.81
10	1460 Dwelling Structures	17,623,737.40	17,813,901.61	17,813,901.61	16,379,418.03
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	429,220.60	429,220.60	429,220.60	429,182.96
13	1475 Nondwelling Equipment	202,740.95	355,250.78	355,250.78	249,385.88
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	36,747.57	43,876.57	43,876.57	36,786.57
18	1499 Mod Used of Development*	1,701,881.00	1,701,881.00	0.00	0.00
	* per PIH Notice 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	0.00	0.00		0.00
20	Amount of Annual Grant (Sum of lines 2-19)	30,067,339.00	30,067,339.00	27,465,458.00	23,451,906.63
21	Amount of line 20 Related to LPB Testing	2,547,917.77	2,400,461.39	2,400,461.39	2,147,567.88
22	Amount of line 20 Related to Section 504 Compliance	56,814.65	20,438.75	20,438.75	11,820.00
23	Amount of line 20 Related to Security Soft Costs	1,035,234.00	815,791.00	695,093.87	694,655.49
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATIONS	140600 000000		900,000.00	900,000.00	0.00	0.00	0.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		43,437.27	43,437.27	0.00	43,437.27	33,225.31	
2-00	MIS	140800 410000		333,499.89	333,499.89	0.00	333,499.89	333,499.89	
2-00	PUBLIC SAFETY	140800 412000		1,035,234.00	815,791.00	219,443.00	815,791.00	694,655.49	
2-00	STAFF TRAINING	140800 412003		13,540.00	0.00	13,540.00	0.00	0.00	
2-00	INTERNAL AUDIT	140800 414000		0.00	0.00	0.00	0.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		326,951.55	326,951.55	0.00	326,951.55	302,577.68	
2-00	OCCUPANCY	140800 427000		238,626.36	238,626.36	0.00	238,626.36	238,626.36	
2-00	FAMILY SERVICES	140800 768000		309,208.66	309,208.66	0.00	309,208.66	204,991.27	
2-00	GRIEVANCE PANEL	140800 807000		36,944.87	36,944.87	0.00	36,944.87	36,944.87	
2-00	RISK MANAGEMENT	140800 899000		144,753.64	144,753.64	0.00	144,753.64	144,753.64	
2-00	RENT COLLECTION	140800 901000		57,274.13	57,274.13	0.00	57,274.13	57,274.13	
2-00	VACANCY REHAB	140800 967000		709,966.33	709,966.33	0.00	709,966.33	709,966.33	
2-00	YOUTH SERVICES	140800 990000		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		289,257.49	288,770.14	487.35	288,770.14	288,770.14	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		117,804.31	121,957.14	(4,152.83)	121,957.14	121,957.14	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	0.00	0.00	0.00	0.00	
2-00	TECHNICAL SALARIES	141002 000000		13,970.70	13,970.70	0.00	13,970.70	13,970.70	
2-00	LEGAL	141004 000000		27,495.96	27,495.96	0.00	27,495.96	27,495.96	
2-00	WORKER'S COMPENSATION	141009 001000		20,665.27	26,189.71	(5,524.44)	26,189.71	26,189.71	
2-00	WORKER'S COMP INDIRECT	141009 001001		3,534.73	3,230.35	304.38	3,230.35	3,230.35	
2-00	GROUP INSURANCE	141009 002000		154,820.75	154,623.28	197.47	154,623.28	154,623.28	
2-00	GROUP INSURANCE INDIRECT	141009 002001		41,809.25	46,379.56	(4,570.31)	46,379.56	46,379.56	
2-00	RETIREMENT	141009 003000		17,391.96	23,411.39	(6,019.43)	23,411.39	23,411.39	
2-00	RETIREMENT INDIRECT	141009 003001		8,829.68	12,113.32	(3,283.64)	12,113.32	12,113.32	
2-00	UNEMPLOYMENT	141009 004000		2,589.84	2,363.01	226.83	2,363.01	2,363.01	
2-00	TRAVEL	141010 000101		3,040.15	2,646.02	394.13	2,646.02	2,646.02	
2-00	TELEPHONE	141016 000000		10,611.94	11,475.64	(863.70)	11,475.64	11,475.64	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		58,514.42	59,436.72	(922.30)	59,436.72	59,423.75	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		1,891.83	1,891.83	0.00	1,891.83	1,891.83	
2-00	OFFICE SUPPLIES	141019 000103		11,950.20	11,168.42	781.78	11,168.42	11,168.42	
2-00	CONSULTANTS	141019 000105		108,985.00	92,407.04	16,577.96	92,407.04	2,404.54	
2-00	OFFICE EQUIPMENT RENTAL	141019 000108		15,000.00	10,080.00	4,920.00	10,080.00	6,607.23	
2-00	ADVERTISING	141019 000110		61,264.59	61,023.33	241.26	61,023.33	61,023.33	
2-00	PUBLICATIONS	141019 000111		3,838.82	3,632.58	206.24	3,632.58	3,632.58	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		1,000.00	492.79	507.21	492.79	492.79	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	25,000.00	25,000.00	
2-00	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	A/E - BASEMENTS	143001 704000		728,853.15	728,853.15	0.00	728,853.15	78,256.25	Construction complete
2-00	A/E - CONSULTANTS	143001 741000		1,469.35	1,469.35	0.00	1,469.35	1,469.35	Construction complete
2-00	A/E - 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	Construction complete
2-00	A/E - LEAD PAINT REMOVAL	143001 837000		357,704.57	357,704.57	0.00	357,704.57	188,871.24	Construction to be completed
2-00	A/E - ENVIRONMENTAL HAZARD	143001 838000		20,004.36	20,004.36	0.00	20,004.36	0.00	Construction to be completed
2-00	A/E - SMOKE DETECTORS	143001 940000		3,732.00	3,732.00	0.00	3,732.00	0.00	Construction to be completed
2-00	A/E - UNDERGROUND STORAGE	143001 966000		244,453.37	224,518.02	19,935.35	224,518.02	178,002.86	Construction to be completed
2-00	UNDERGROUND STORAGE TANK	145011 966000		7,636.02	3,185.78	4,450.24	3,185.78	0.00	Construction to be completed
2-00	HVAC	146016 000000		91,953.34	91,953.34	0.00	91,953.34	0.00	Construction to be completed
2-00	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	Construction complete
2-00	SMOKE DETECTORS	146020 940000		1,646.67	1,646.67	0.00	1,646.67	0.00	Construction to be completed
2-00	LEAD PAINT ABATEMENT	146021 837000		1,156,983.50	1,009,527.12	147,456.38	1,009,527.12	925,466.94	Construction to be completed
2-00	ENVIRONMENTAL HAZARD	146021 838000		0.00	48,623.38	(48,623.38)	48,623.38	0.00	Construction complete
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	Construction complete
2-00	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	Construction complete
2-00	OFFICE FURNITURE & EQUIPMENT	147501 000000		14,408.64	1,187.03	13,221.61	1,187.03	1,187.03	Construction complete
2-00	COMPUTERS	147501 742000		44,472.88	26,834.87	17,638.01	26,834.87	24,340.87	Construction complete
2-00	TELEPHONE	147501 959000		8,804.95	232,983.00	(224,178.05)	232,983.00	129,612.10	Construction complete
2-00	MAINTENANCE EQUIPMENT	147502 000000		3,769.48	3,195.00	574.48	3,195.00	3,195.00	Construction complete
2-00	AUTOMOTIVE EQUIPMENT	147507 000000		128,385.00	91,050.88	37,334.12	91,050.88	91,050.88	Construction complete
2-00	RELOCATION	149501 000000		16,300.00	16,310.00	(10.00)	16,310.00	16,310.00	Construction complete
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				7,979,280.87	7,778,991.15	200,289.72	6,878,991.15	5,300,548.18	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		97,059.43	21,319.43	75,740.00	21,319.43	0.00	Construction to be completed
2-01	CONSULTANTS	143001 741000		3,910.00	3,910.00	0.00	3,910.00	3,910.00	Construction complete
2-01	A/E HVAC	143001 816000		1,557.50	0.00	1,557.50	0.00	0.00	
2-01	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-01	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-01	BUILDING EXTERIOR	146014 000000		10,576.00	10,576.00	0.00	10,576.00	10,576.00	Construction complete
2-01	WATERPROOFING	146014 970000		25,250.21	25,250.21	0.00	25,250.21	25,250.21	Construction complete
2-01	HVAC	146016 000000		187,900.16	187,900.16	0.00	187,900.16	187,900.16	Construction complete
2-01	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-01	504 COMPLIANCE	146021 812000		36,375.90	0.00	36,375.90	0.00	0.00	
2-01	MAINTENANCE EQUIPMENT	147502 000000		0.00	0.00	0.00	0.00	0.00	
				362,629.20	248,955.80	113,673.40	248,955.80	227,636.37	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MISSION								
2-03	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-03	MOD USE FOR DEVELOPMENT	149900 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		218,160.30	211,251.30	6,909.00	211,251.30	118,531.73	Construction to be completed
2-04	CONSULTANTS	143001 741000		1,292.49	1,292.49	0.00	1,292.49	1,292.49	
2-04	A/E SEWERS	143001 929000		55,904.22	55,904.22	0.00	55,904.22	54,223.72	
2-04	A/E UNDERGROUND STORAGE TANK	143001 966000		24,984.50	11,994.75	12,989.75	11,994.75	0.00	
2-04	UNDERGROUND STORAGE TANK	145011 966000		26,236.00	34,794.74	(8,558.74)	34,794.74	8,558.74	Construction to be completed
2-04	ELECTRICAL	146015 000000		427,000.00	427,000.00	0.00	427,000.00	406,130.00	Construction to be completed
2-04	HVAC	146016 000000		95,325.00	228,523.73	(133,198.73)	228,523.73	228,523.73	Construction complete
2-04	SEWER LINES	146021 929000		0.00	0.00	0.00	0.00	0.00	
				848,902.51	970,761.23	(121,858.72)	970,761.23	817,260.41	

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				Original	Revised	Difference	Obligated	Expended	
	ORCHARD PARK								
2-05	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
2-05	MOD USE FOR DEVELOPMENT	149900 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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				Original	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		96,107.68	96,107.68	0.00	96,107.68	28,571.74	Construction to be completed
2-06	A/E CONSULTANTS	143001 741000		5,907.50	7,617.69	(1,710.19)	7,617.69	7,617.69	Construction complete
2-06	A/E - UNDERGROUND STORAGE	143001 966000		12,962.97	12,962.97	0.00	12,962.97	12,962.97	Construction complete
2-06	DWELLING CONSTRUCTION	146001 000000		127,040.40	127,040.40	0.00	127,040.40	127,040.40	Construction complete
2-06	BUILDING EXTERIOR	146014 000000		300,479.00	412,594.90	(112,115.90)	412,594.90	412,594.90	Construction complete
2-06	ELECTRICAL	146015 000000		465,000.00	465,000.00	0.00	465,000.00	438,100.00	Construction to be completed
2-06	HVAC	146016 000000		0.00	28,480.30	(28,480.30)	28,480.30	28,480.30	Construction complete
2-06	ELEVATORS	146021 760000		892,463.00	892,463.00	0.00	892,463.00	224,280.00	Construction to be completed
2-06	UNIT REHAB	146016 000000		238,331.12	238,331.12	0.00	238,331.12	234,036.89	Construction to be completed
				2,138,291.67	2,280,598.06	(142,306.39)	2,280,598.06	1,513,684.89	

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				Original	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		35,559.83	35,662.98	(103.15)	35,662.98	34,475.51	Construction to be completed
2-07	A/E STAIRWAYS	143001 950000		45,163.00	45,163.00	0.00	45,163.00	9,625.00	Construction to be completed
2-07	UNDERGROUND STORAGE TANK	145011 966000		150,559.65	150,841.50	(281.85)	150,841.50	137,384.21	Construction to be completed
2-07	HVAC	146016 000000		128,098.00	128,098.00	0.00	128,098.00	127,098.00	Construction to be completed
2-07	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
				359,380.48	359,765.48	(385.00)	359,765.48	308,582.72	

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				Original	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	ARCH & ENG	143001 000000		24,564.83	24,564.83	0.00	24,564.83	3,600.00	Construction to be completed
2-08	CONSULTANTS	143001 741000		424.85	424.85	0.00	424.85	424.85	Construction complete
2-08	EXTRA ARCH FEES	143002 000000		82,835.00	82,835.00	0.00	82,835.00	0.00	Construction to be completed
2-08	HVAC	146016 000000		30,777.20	30,777.20	0.00	30,777.20	30,777.20	Construction complete
2-08	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-08	MOD USE FOR DEVELOPMENT	149900 000000		1,701,881.00	1,701,881.00	0.00	0.00	0.00	
				1,840,482.88	1,840,482.88	0.00	138,601.88	34,802.05	

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				Original	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		68,712.51	67,527.51	1,185.00	67,527.51	9,164.14	Construction to be completed
2-09	A/E HVAC STUDY	143001 816000		2,381.50	999.00	1,382.50	999.00	999.00	Construction complete
2-09	A/E UNDERGROUND STORAGE TANK	143001 966000		5,968.64	5,968.64	0.00	5,968.64	5,968.64	Construction complete
2-09	HVAC	146016 000000		42,000.00	42,000.00	0.00	42,000.00	42,000.00	Construction complete
2-09	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
				119,062.65	116,495.15	2,567.50	116,495.15	58,131.78	

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				Original	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		82,698.15	75,747.15	6,951.00	75,747.15	63,238.15	Construction to be completed
2-11	A/E CONSULTANTS	143001 741000		13,242.73	13,242.73	0.00	13,242.73	13,242.73	Construction complete
2-11	ROOFS	146018 000000		0.00	29,341.08	(29,341.08)	29,341.08	29,341.08	Construction complete
2-11	FIRE PROTECTION & SAFETY	146020 000000		38,998.00	38,998.00	0.00	38,998.00	38,998.00	Construction complete
				134,938.88	157,328.96	(22,390.08)	157,328.96	144,819.96	

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				Original	Revised	Difference	Obligated	Expended	
	WASHINGTON-BEECH								
2-13	ARCH & ENG	143001 000000		130,148.52	117,431.78	12,716.74	117,431.78	6,207.12	Construction to be completed
2-13	A/E CONSULTANTS	143001 741000		4,726.48	6,199.62	(1,473.14)	6,199.62	6,199.62	Construction complete
2-13	A/E HVAC	143001 838000		53,000.00	53,975.00	(975.00)	53,975.00	43,975.00	Construction to be completed
2-13	A/E ENVIRONMENTAL HAZARD	143001 838000		10,189.85	10,189.85	0.00	10,189.85	0.00	Construction to be completed
2-13	SITE GROUNDS	145011 000000		90,817.01	94,060.66	(3,243.65)	94,060.66	94,060.66	Construction complete
2-13	UNDERGROUND STORAGE TANK	145011 966000		2,374.63	2,374.63	0.00	2,374.63	2,374.63	Construction complete
2-13	ELECTRICAL	146015 000000		798,987.79	893,373.84	(94,386.05)	893,373.84	778,750.16	Construction to be completed
2-13	HVAC	146016 000000		592,527.31	498,131.10	94,396.21	498,131.10	498,131.10	Construction complete
				1,682,771.59	1,675,736.48	7,035.11	1,675,736.48	1,429,698.29	

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				Original	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		35,441.63	28,490.63	6,951.00	28,490.63	28,490.63	Construction complete
2-14	A/E - BUILDING ENVELOPE	143001 712000		19,712.50	10,316.40	9,396.10	10,316.40	8,126.12	Construction to be completed
2-14	CONSULTANTS	143001 741000		535.09	535.09	0.00	535.09	535.09	Construction complete
2-14	HALLS	146021 810000		5,097.93	5,097.93	0.00	5,097.93	5,097.93	Construction complete
				60,787.15	44,440.05	16,347.10	44,440.05	42,249.77	

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				Original	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		92,745.90	92,745.90	0.00	92,745.90	76,869.75	Construction to be completed
2-19	CONSULTANTS	143001 741000		6,548.14	8,569.73	(2,021.59)	8,569.73	8,569.73	Construction complete
2-19	A/E HVAC	143001 950000		10,700.00	10,700.00	0.00	10,700.00	10,700.00	Construction complete
2-19	A/E STAIRWAYS	143001 950000		27,574.00	27,574.00	0.00	27,574.00	6,325.00	Construction to be completed
2-19	OIL TANK	145001 860000		35,629.22	23,997.95	11,631.27	23,997.95	23,997.95	Construction complete
2-19	UNDERGROUND STORAGE TANK	145011 966000		96,829.92	82,589.77	14,240.15	82,589.77	82,589.77	Construction complete
2-19	HVAC	146016 000000		43,417.91	43,417.91	0.00	43,417.91	43,417.91	Construction complete
2-19	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-19	FIRE PROTECTION & SAFETY	146020 000000		3,683.60	3,683.60	0.00	3,683.60	3,683.60	Construction complete
2-19	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-19	SPRINKLERS	146021 948000		0.00	0.00	0.00	0.00	0.00	
2-19	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				317,128.69	293,278.86	23,849.83	293,278.86	256,153.71	

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				Original	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		59,999.19	57,125.36	2,873.83	57,125.36	23,607.97	Construction to be completed
2-23	A/E CONSULTANTS	143001 741000		0.00	4,591.89	(4,591.89)	4,591.89	4,591.89	Construction complete
2-23	A/E SMOKE DETECTORS	143001 940000		80,250.00	80,250.00	0.00	80,250.00	74,621.00	Construction to be completed
2-23	A/E STAIRS	143001 950000		37,851.00	37,851.00	0.00	37,851.00	8,525.00	Construction to be completed
2-23	A/E UNDERGROUND STORAGE TANK	143001 966000		2,755.50	2,755.50	0.00	2,755.50	2,755.50	Construction complete
2-23	SITE GROUNDS	145011 000000		122,340.00	122,393.07	(53.07)	122,393.07	122,393.07	Construction complete
2-23	UNDERGROUND STORAGE TANK	145011 966000		2,187.00	2,187.00	0.00	2,187.00	2,187.00	Construction complete
2-23	ELECTRICAL	146015 000000		40,953.09	40,953.09	0.00	40,953.09	40,953.09	Construction complete
2-23	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-23	ROOFING	146018 000000		11,240.00	11,240.00	0.00	11,240.00	11,240.00	Construction complete
2-23	BASEMENRS/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-23	FIRE PROTECTION & SAFETY	146020 000000		1,189,000.00	1,189,000.00	0.00	1,189,000.00	1,189,000.00	Construction complete
2-23	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-23	504 COMPLIANCE	146021 812000		1,000.00	1,000.00	0.00	1,000.00	1,000.00	Construction complete
				1,547,575.78	1,549,346.91	(1,771.13)	1,549,346.91	1,480,874.52	

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				Original	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		110,463.16	122,958.08	(12,494.92)	122,958.08	88,406.92	Construction to be completed
2-24	A/E CONSULTANTS	143001 741000		22,858.67	27,661.94	(4,803.27)	27,661.94	27,661.94	Construction complete
2-24	A/E HVAC STUDY	143001 816000		34,392.00	34,392.00	0.00	34,392.00	33,892.00	Construction to be completed
2-24	A/E LEAD PAINT REMOVAL	143001 837000		127,329.70	127,329.70	0.00	127,329.70	127,329.70	Construction complete
2-24	A/E ROOF SURVEY	143001 904000		80,100.00	80,100.00	0.00	80,100.00	48,060.00	Construction to be completed
2-24	A/E SMOKE DETECTORS	143001 940000		21,839.00	21,839.00	0.00	21,839.00	12,735.00	Construction to be completed
2-24	A/E STAIRWAYS	143001 950000		14,412.00	14,412.00	0.00	14,412.00	3,025.00	Construction to be completed
2-24	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-24	UNDERGROUND STORAGE TANK	145011 966000		224,296.82	224,296.82	0.00	224,296.82	210,602.91	Construction to be completed
2-24	HVAC	146016 000000		1,133,854.30	1,133,854.30	0.00	1,133,854.30	1,133,854.30	Construction complete
2-24	ROOFING	146018 000000		1,582,357.00	1,582,357.00	0.00	1,582,357.00	1,582,357.00	Construction complete
2-24	FIRE PROTECTION & SAFETY	146020 000000		884,724.00	869,056.00	15,668.00	869,056.00	869,056.00	Construction complete
2-24	HALLS	146021 810000		2,998.00	2,809.97	188.03	2,809.97	2,809.97	Construction complete
2-24	LEAD PAINT REMOVAL	146021 837000		905,900.00	905,900.00	0.00	905,900.00	905,900.00	Construction complete
2-24	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				5,145,524.65	5,146,966.81	(1,442.16)	5,146,966.81	5,045,690.74	

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				Original	Revised	Difference	Obligated	Expended	
	BICKFORD STREET								
2-25	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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				Original	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	SITE IMPROVEMENTS	145011 000000		500.00	500.00	0.00	500.00	500.00	Construction to be completed
2-26	HVAC	146016 000000		1,378.85	1,378.85	0.00	1,378.85	0.00	Construction in planning
				1,878.85	1,878.85	0.00	1,878.85	500.00	

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				Original	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-27	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-27	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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				Original	Revised	Difference	Obligated	Expended	
	ASHMONT								
2-28	ARCH & ENG	143001 000000		330.50	330.50	0.00	330.50	0.00	Construction to be completed
2-28	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-28	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-28	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				330.50	330.50	0.00	330.50	0.00	

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				Original	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		8,090.67	6,510.67	1,580.00	6,510.67	3,176.67	Construction to be completed
2-29	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-29	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-29	HVAC	146016 000000		1,880.00	1,880.00	0.00	1,880.00	1,880.00	Construction to be completed
2-29	ROOFS	146018 000000		16,409.50	16,409.50	0.00	16,409.50	16,409.50	Constuction completed
2-29	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				26,380.17	24,800.17	1,580.00	24,800.17	21,466.17	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	FOLEY								
2-30	ARCH & ENG	143001 000000		92.27	92.27	0.00	92.27	0.00	Construction to be completed
2-30	BUILDING EXTERIOR	146014 000000		0.00	24,670.00	(24,670.00)	24,670.00	24,670.00	Constuction completed
2-30	HVAC	146016 000000		26,530.00	26,530.00	0.00	26,530.00	0.00	Construction to be completed
2-30	ROOFS	146018 000000		13,160.00	13,160.00	0.00	13,160.00	9,465.00	Constuction completed
2-30	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-30	WATERPROOFING	146021 970000		0.00	0.00	0.00	0.00	0.00	
2-30	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				39,782.27	64,452.27	(24,670.00)	64,452.27	34,135.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	GROVELAND								
2-32	ARCH & ENG	143001 000000		4,308.33	4,672.84	(364.51)	4,672.84	4,672.84	Constuction completed
2-32	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-32	DOORS	146014 750000		185.00	185.00	0.00	185.00	185.00	Constuction completed
2-32	ROOFS	146018 000000		29,305.69	29,305.69	0.00	29,305.69	29,305.69	Constuction completed
2-32	NON DWELLING CONSTRUCTION	147001 000000		843.65	843.65	0.00	843.65	843.65	Constuction completed
				34,642.67	35,007.18	(364.51)	35,007.18	35,007.18	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	DAVISON								
2-34	ARCH & ENG	143001 000000		1,469.00	1,469.00	0.00	1,469.00	0.00	Construction to be completed
				1,469.00	1,469.00	0.00	1,469.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WASHINGTON STREET								
2-35	ARCH & ENG	143001 000000		4,308.33	4,308.33	0.00	4,308.33	4,308.33	Constuction completed
2-35	ELECTRICAL	146015 000000		1,251.95	1,251.95	0.00	1,251.95	997.45	Constuction completed
2-35	ROOFS	146018 000000		12,181.84	12,181.84	0.00	12,181.84	12,181.84	Constuction completed
2-35	FIRE PROTECTION	146020 000000		500.00	500.00	0.00	500.00	500.00	Constuction completed
2-35	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-35	MAINTENANCE EQUIPMENT	147502 000000		2,900.00	0.00	2,900.00	0.00	0.00	
				21,142.12	18,242.12	2,900.00	18,242.12	17,987.62	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	ARCH & ENG	143001 000000		4,308.33	4,642.23	(333.90)	4,642.23	4,642.23	Constuction completed
2-36	BUILDING EXTERIOR	146014 000000		40,000.00	67,248.77	(27,248.77)	67,248.77	67,248.77	Constuction completed
2-36	HVAC	146016 000000		2,244.83	2,244.83	0.00	2,244.83	2,244.83	Constuction completed
2-36	ROOFS	146018 000000		14,490.20	14,490.20	0.00	14,490.20	14,490.20	Constuction completed
2-36	NON DWELLING CONSTRUCTION	147001 000000		97,255.70	97,255.70	0.00	97,255.70	97,218.06	Constuction completed
				158,299.06	185,881.73	(27,582.67)	185,881.73	185,844.09	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	JJ CARROLL								
2-37	ARCH & ENG	143001 000000		5,908.33	5,908.33	0.00	5,908.33	5,908.33	Constuction completed
2-37	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-37	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-37	ROOFS	146018 000000		1,225.00	1,225.00	0.00	1,225.00	1,225.00	Constuction completed
				7,133.33	7,133.33	0.00	7,133.33	7,133.33	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MEADE								
2-38	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-38	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		8,916.33	8,916.33	0.00	8,916.33	8,153.72	Constuction completed
2-40	BUILDING EXTERIOR	146014 000000		594,690.01	327,761.87	266,928.14	327,761.87	322,761.87	Constuction completed
2-40	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-40	HVAC	146016 000000		500.00	500.00	0.00	500.00	500.00	Constuction completed
2-40	NON DWELLING CONSTRUCTION	147001 000000		4,597.85	4,597.85	0.00	4,597.85	4,597.85	Constuction completed
				608,704.19	341,776.05	266,928.14	341,776.05	336,013.44	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	ARCH & ENG	143001 000000		3,859.58	3,859.58	0.00	3,859.58	1,702.58	Constuction completed
2-41	BUILDING EXTERIOR	146014 000000		125,000.00	166,872.14	(41,872.14)	166,872.14	166,872.14	Constuction completed
2-41	ELECTRICAL	146015 000000		11,302.60	11,302.60	0.00	11,302.60	11,302.60	Constuction completed
2-41	ELEVATORS	146021 760000		178,000.00	222,375.00	(44,375.00)	222,375.00	222,375.00	Constuction completed
2-41	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				318,162.18	404,409.32	(86,247.14)	404,409.32	402,252.32	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		3,176.67	3,176.67	0.00	3,176.67	3,176.67	Constuction completed
2-42	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-42	ROOFS	146018 000000		26,015.00	21,015.00	5,000.00	21,015.00	21,015.00	Constuction completed
				29,191.67	24,191.67	5,000.00	24,191.67	24,191.67	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	FREDERICK DOUGLASS								
2-44A	ARCH & ENG	143001 000000		3,176.67	3,176.67	0.00	3,176.67	3,176.67	Constuction completed
2-44A	BUILDING EXTERIOR	146014 000000		60,000.00	119,748.81	(59,748.81)	119,748.81	119,748.81	Constuction completed
2-44A	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-44A	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	WATERPROOFING	146021 970000		0.00	0.00	0.00	0.00	0.00	
				63,176.67	122,925.48	(59,748.81)	122,925.48	122,925.48	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-44C	ARCH & ENG	143001 000000		10,000.13	8,300.13	1,700.00	8,300.13	7,295.63	Constuction completed
2-44C	BUILDING EXTERIOR	146014 000000		15,059.00	15,059.00	0.00	15,059.01	15,059.01	Constuction completed
2-44C	WINDOWS & SCREENS	146014 975000		0.01	0.01	0.00	0.00	0.00	
2-44C	ELECTRICAL	146015 000000		20,000.00	20,000.00	0.00	20,000.00	20,000.00	Constuction completed
2-44C	WATERPROOFING	146021 970000		0.00	0.00	0.00	0.00	0.00	
				45,059.14	43,359.14	1,700.00	43,359.14	42,354.64	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	ARCH & ENG	143001 000000		6,773.42	6,773.42	0.00	6,773.42	4,514.89	Constuction completed
2-45	ENVIRONMENTAL HAZARD	143001 838000		32,657.20	32,657.20	0.00	32,657.20	20,408.39	Constuction completed
2-45	OIL TANK	145001 860000		6,157.00	6,157.00	0.00	6,157.00	5,787.00	Constuction completed
2-45	SITE IMPROVEMENTS	145011 000000		2,495.00	2,495.00	0.00	2,495.00	2,495.00	Constuction completed
2-45	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-45	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-45	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-45	ROOFS	146018 000000		8,329.00	8,329.00	0.00	8,329.00	8,329.00	Constuction completed
2-45	FIRE PROTECTION & SAFETY	146020 000000		0.00	850.00	(850.00)	850.00	850.00	Constuction completed
2-45	NON DWELLING CONSTRUCTION	147001 000000		238,440.00	238,440.00	0.00	238,440.00	238,440.00	Constuction completed
				294,851.62	295,701.62	(850.00)	295,701.62	280,824.28	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47	ARCH & ENG	143001 000000		2,273.64	3,155.23	(881.59)	3,155.23	881.59	Constuction completed
2-47	NON DWELLING CONSTRUCTION	147001 000000		88,083.40	88,083.40	0.00	88,083.40	88,083.40	Constuction completed
				90,357.04	91,238.63	(881.59)	91,238.63	88,964.99	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		6,544.74	6,544.74	0.00	6,544.74	4,996.74	Constuction completed
2-49	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-49	BUILDING EXTERIOR	146014 000000		201,299.14	105,009.14	96,290.00	105,009.14	100,509.14	Constuction completed
2-49	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		5,550.00	5,550.00	0.00	5,550.00	5,550.00	Constuction completed
2-49	ELEVATORS	146021 760000		105,548.33	60,500.00	45,048.33	60,500.00	60,500.00	Constuction completed
2-49	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				318,942.21	177,603.88	141,338.33	177,603.88	171,555.88	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		8,275.11	8,275.11	0.00	8,275.11	4,425.66	Constuction completed
2-50	BUILDING EXTERIOR	146014 000000		62,300.00	169,299.11	(106,999.11)	169,299.11	169,299.11	Constuction completed
				70,575.11	177,574.22	(106,999.11)	177,574.22	173,724.77	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	CODMAN								
2-51	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-51	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-51	BUILDING EXTERIOR	146014 000000		15,000.00	73,870.00	(58,870.00)	73,870.00	66,780.00	Constuction completed
2-51	ELECTRICAL	146015 000000		9,043.77	9,043.77	0.00	9,043.77	9,043.77	Constuction completed
				24,043.77	82,913.77	(58,870.00)	82,913.77	75,823.77	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		48,249.63	62,334.63	(14,085.00)	62,334.63	52,634.49	Constuction completed
2-52	SITE IMPROVEMENTS	145011 000000		8,378.87	8,378.87	0.00	8,378.87	2,236.87	Constuction completed
2-52	BUILDING EXTERIOR	146014 000000		309,302.70	489,046.03	(179,743.33)	489,046.03	465,176.03	Constuction completed
2-52	ROOFS	146018 000000		63,207.69	63,207.69	0.00	63,207.69	63,207.69	Constuction completed
2-52	ELEVATORS	146021 760000		100,918.49	50,500.00	50,418.49	50,500.00	50,500.00	Constuction completed
2-52	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				530,057.38	673,467.22	(143,409.84)	673,467.22	633,755.08	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-53	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-53	ELECTRICAL	146015 000000		369.57	369.57	0.00	369.57	369.57	Constuction completed
2-53	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-53	PLUMBING	146017 000000		11,500.00	10,650.00	850.00	10,650.00	10,650.00	Constuction completed
2-53	504 COMPLIANCE	146021 812000		5,812.50	5,812.50	0.00	5,812.50	0.00	
2-53	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				17,682.07	16,832.07	850.00	16,832.07	11,019.57	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	CONSULTANTS	141019 000105		492.04	0.00	492.04	0.00	0.00	
2-54	ARCH & ENG	143001 000000		21,426.83	21,426.83	0.00	21,426.83	16,665.17	Constuction completed
2-54	BUILDING EXTERIOR	146014 000000		170,000.00	40,870.00	129,130.00	40,870.00	35,870.00	Constuction completed
2-54	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-54	ELECTRICAL	146015 000000		6,753.94	6,268.94	485.00	6,268.94	6,268.94	Constuction completed
2-54	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-54	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-54	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-54	504 COMPLIANCE	146021 812000		2,806.25	2,806.25	0.00	2,806.25	0.00	
				201,479.06	71,372.02	130,107.04	71,372.02	58,804.11	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	EVANS STREET								
2-55	RELOCATION MOVING & FAMILY	149501 000000		13,284.00	20,413.00	(7,129.00)	20,413.00	13,323.00	Disposition completed
2-55	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				13,284.00	20,413.00	(7,129.00)	20,413.00	13,323.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	INFILL I								
2-56	CONSULTANTS	143001 741000		283.12	283.12	0.00	283.12	283.12	Constuction completed
2-56	A/E ENVIRONMENTAL HAZARD	143001 838000		39,250.00	39,250.00	0.00	39,250.00	0.00	Remediation not needed
2-56	WINDOWS & SCREENS	146019 975000		0.00	0.00	0.00	0.00	0.00	
2-56	RELOCATION	149501 000000		2,656.96	2,656.96	0.00	2,656.96	2,656.96	Constuction completed
				42,190.08	42,190.08	0.00	42,190.08	2,940.08	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		13,966.50	13,966.50	0.00	13,966.50	6,418.38	Constuction completed
2-57	BUILDING EXTERIOR	146014 000000		30,000.00	157,870.00	(127,870.00)	157,870.00	156,240.00	Constuction completed
2-57	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-57	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				43,966.50	171,836.50	(127,870.00)	171,836.50	162,658.38	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WEST NEWTON								
2-58	A/E BUILDING ENVELOPE	143001 712000		49,109.50	55,214.11	(6,104.61)	55,214.11	50,164.11	Constuction to be completed
2-58	A/E CONSULTANTS	143001 741000		191.88	2,053.06	(1,861.18)	2,053.06	2,053.06	Constuction completed
2-58	A/E SMOKE DETECTORS	143001 940000		27,500.00	27,500.00	0.00	27,500.00	24,290.00	Constuction to be completed
2-58	A/E STAIRWAYS	143001 950000		525.00	525.00	0.00	525.00	525.00	Constuction completed
2-58	BUILDING EXTERIOR	146014 000000		1,615,520.00	1,615,520.00	0.00	1,615,520.00	1,355,932.00	Constuction to be completed
2-58	FIRE PROTECTION	146020 000000		500,000.00	500,000.00	0.00	500,000.00	476,000.00	Constuction to be completed
2-58	HALLS	146021 810000		806.00	806.00	0.00	806.00	806.00	Constuction completed
2-58	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				2,193,652.38	2,201,618.17	(7,965.79)	2,201,618.17	1,909,770.17	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	A/E ENVIRONMENTAL HAZARD	143001 838000		3,950.00	3,950.00	0.00	3,950.00	0.00	Remediation not needed
2-59	DWELLING CONSTRUCTION	146001 000000		760.00	760.00	0.00	760.00	0.00	Constuction to be completed
2-59	WINDOWS & SCREENS	146019 975000		0.00	0.00	0.00	0.00	0.00	
2-59	RELOCATION	149501 000000		950.00	950.00	0.00	950.00	950.00	Constuction completed
				5,660.00	5,660.00	0.00	5,660.00	950.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-61	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-61	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		15,602.33	15,602.33	0.00	15,602.33	13,994.00	Constuction completed
2-62	A/E BUILDING ENVELOPE DESIGN	143001 712000		15,480.00	15,480.00	0.00	15,480.00	15,480.00	Constuction completed
2-62	BUILDING EXTERIOR	146014 000000		234,000.00	234,000.00	0.00	234,000.00	234,000.00	Constuction completed
2-62	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-62	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-62	ELEVATORS	146021 720000		109,908.18	106,000.00	3,908.18	106,000.00	106,000.00	Constuction completed
2-62	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				374,990.51	371,082.33	3,908.18	371,082.33	369,474.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	ARCH & ENG	143001 000000		4,308.33	4,308.33	0.00	4,308.33	4,308.33	Constuction completed
2-70	WATERPROOFING	146014 970000		501.00	501.00	0.00	501.00	501.00	Constuction completed
				4,809.33	4,809.33	0.00	4,809.33	4,809.33	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		4,308.33	4,308.33	0.00	4,308.33	0.00	Constuction completed
2-71	HVAC	146016 000000		4,154.00	4,154.00	0.00	4,154.00	4,154.00	Constuction completed
2-71	FURNACE & BOILERS	146016 785000		826.99	826.99	0.00	826.99	826.99	Constuction completed
2-71	ROOFING	146018 000000		6,745.50	6,745.50	0.00	6,745.50	6,745.50	Constuction completed
				16,034.82	16,034.82	0.00	16,034.82	11,726.49	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	ROSLYN								
2-72	ARCH & ENG	143001 000000		10,950.67	8,793.67	2,157.00	8,793.67	2,107.00	Constuction completed
2-72	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-72	HVAC	146016 000000		37,570.23	38,070.23	(500.00)	38,070.23	38,070.23	Constuction completed
2-72	PLUMBING	146017 000000		750.00	750.00	0.00	750.00	750.00	Constuction completed
2-72	FIRE PROTECTION & SAFETY	146020 000000		825.00	825.00	0.00	825.00	825.00	Constuction completed
2-72	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				50,095.90	48,438.90	1,657.00	48,438.90	41,752.23	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	RUTLAND / EAST SPRINGFIELD								
2-74	A/E SMOKE DETECTORS	143001 940000		23,375.00	23,375.00	0.00	23,375.00	20,165.00	Constuction completed
2-74	A/E STAIRWAYS	143001 950000		1,178.50	1,178.50	0.00	1,178.50	1,178.50	Constuction completed
2-74	FIRE PROTECTION	146020 000000		60,000.00	60,000.00	0.00	60,000.00	60,000.00	Constuction completed
2-74	HALLS	146021 810000		13,829.35	13,829.35	0.00	13,829.35	13,829.35	Constuction completed
2-74	RELOCATION	149501 000000		3,541.51	3,531.51	10.00	3,531.51	3,531.51	Constuction completed
				101,924.36	101,914.36	10.00	101,914.36	98,704.36	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	BELLFLOWER COURT								
2-77	ARCH & ENG	143001 000000		7,485.00	7,485.00	0.00	7,485.00	0.00	Construction to be completed
2-77	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-77	HVAC	146016 000000		414.00	414.00	0.00	414.00	0.00	Construction to be completed
2-77	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				7,899.00	7,899.00	0.00	7,899.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		157,209.55	158,592.05	(1,382.50)	158,592.05	104,192.05	Construction to be completed
2-82	A/E BUILDING ENVELOPE DESIGN	143001 712000		61,055.11	54,950.50	6,104.61	54,950.50	44,059.50	Construction to be completed
2-82	CONSULTANTS	143001 741000		13,726.39	13,726.39	0.00	13,726.39	13,726.39	Construction completed
2-82	A/E HVAC	143001 816000		1,382.50	0.00	1,382.50	0.00	0.00	
2-82	UNDERGROUND STORAGE TANK	145011 966000		205.00	205.00	0.00	205.00	205.00	Construction completed
2-82	BUILDING EXTERIOR	146014 000000		826,312.47	693,113.74	133,198.73	693,113.74	693,113.74	Construction completed
2-82	HVAC	146016 000000		238,170.41	215,902.33	22,268.08	215,902.33	215,902.33	Construction completed
2-82	ROOFS	146018 000000		0.00	88,971.00	(88,971.00)	88,971.00	88,971.00	Construction completed
2-82	RELOCATION	149501 000000		15.10	15.10	0.00	15.10	15.10	Construction completed
				1,298,076.53	1,225,476.11	72,600.42	1,225,476.11	1,160,185.11	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		7,023.00	7,023.00	0.00	7,023.00	3,732.00	Construction completed
2-83	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-83	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-83	ROOFS	146018 000000		10,618.64	10,618.64	0.00	10,618.64	10,618.64	Construction completed
2-83	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-83	504 COMPLIANCE	146021 000000		0.00	0.00	0.00	0.00	0.00	
				17,641.64	17,641.64	0.00	17,641.64	14,350.64	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	FRANKLIN FIELD								
2-89A	ARCH & ENG	143001 000000		45,011.14	55,124.49	(10,113.35)	55,124.49	34,389.24	Construction to be completed
2-89A	A/E BUILDING ENVELOPE DESIGN	143001 712000		154,937.50	149,824.15	5,113.35	149,824.15	17,522.22	Construction to be completed
2-89A	CONSULTANTS	143001 741000		1,307.85	1,307.85	0.00	1,307.85	1,307.85	Construction completed
2-89A	A/E STAIRWAYS	143001 950000		525.00	525.00	0.00	525.00	525.00	Construction completed
2-89A	UNDERGROUND STORAGE TANK	143001 966000		0.00	12,989.75	(12,989.75)	12,989.75	12,989.75	Construction completed
2-89A	UNDERGROUND STORAGE TANK	145011 966000		67,464.00	67,464.00	0.00	67,464.00	0.00	Construction to be completed
2-89A	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-89A	HVAC	146016 000000		9,959.00	32,227.08	(22,268.08)	32,227.08	32,227.08	Construction completed
2-89A	ROOFS	146018 000000		21,080.00	21,080.00	0.00	21,080.00	21,080.00	Construction completed
2-89A	HALLS	146021 810000		3,442.00	3,442.00	0.00	3,442.00	3,442.00	Construction completed
2-89A	504 COMPLIANCE	146021 812000		10,820.00	10,820.00	0.00	10,820.00	10,820.00	Construction completed
				314,546.49	354,804.32	(40,257.83)	354,804.32	134,303.14	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-89C	ARCH & ENG	143001 000000		6,372.37	8,072.37	(1,700.00)	8,072.37	3,400.00	Construction completed
2-89C	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-89C	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-83C	ROOFS	146018 000000		110,736.34	110,736.34	0.00	110,736.34	110,736.34	Construction completed
2-89C	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				117,108.71	118,808.71	(1,700.00)	118,808.71	114,136.34	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	HAMPTON HOUSE								
2-92	ARCH & ENG	143001 000000		10,362.67	10,362.67	0.00	10,362.67	5,765.58	Construction completed
2-92	BUILDING EXTERIOR	146014 000000		0.00	485.00	(485.00)	485.00	485.00	Construction completed
2-92	ELECTRICAL	146015 000000		14,999.00	14,999.00	0.00	14,999.00	14,999.00	Construction completed
2-92	FIRE PROTECTION	146020 000000		0.00	7,157.00	(7,157.00)	7,157.00	7,157.00	Construction completed
				25,361.67	33,003.67	(7,642.00)	33,003.67	28,406.58	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	HIGHLAND PARK								
2-93	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-01	FFY01

___Original Annual Statement ___Reserve for Disasters/Emergencies _x__Revised Annual Statement

_x_Performance and Evaluation Report for Program Year Ending 9/30/03 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	3,005,618	3,005,618	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**3,005,618**	**3,005,618**	**-**	**-**
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:
Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-01

Federal FY of Grant:
FFY01

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
	Development	149900 000000		3,005,618	3,005,618	0	0	0	Planning use of funds
				3,005,618	**3,005,618**	**0**	**0**	**0**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATIONS	140600 000000		3,700,000.00	4,738,287.00	1,038,287.00	3,700,000.00	3,700,000.00	
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		214,512.00	161,627.32	(52,884.68)	161,627.32	17,813.50	
2-00	MIS	140800 410000		281,857.00	281,857.00	0.00	281,857.00	281,702.22	
2-00	PUBLIC SAFETY	140800 412000		1,038,287.00	0.00	(1,038,287.00)	0.00	0.00	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		366,977.00	366,977.00	0.00	366,977.00	338,567.16	
2-00	OCCUPANCY	140800 427000		268,216.00	268,216.00	0.00	268,216.00	268,033.01	
2-00	FAMILY SERVICES	140800 768000		294,574.00	383,488.72	88,914.72	383,488.72	133,488.72	
2-00	GRIEVANCE PANEL	140800 807000		11,138.00	11,138.00	0.00	11,138.00	11,138.00	
2-00	RISK MANAGEMENT	140800 899000		14,235.50	14,235.50	0.00	14,235.50	14,235.50	
2-00	RENT COLLECTION	140800 901000		28,637.00	28,637.00	0.00	28,637.00	28,637.00	
2-00	VACANCY REHAB	140800 967000		666,613.50	630,583.46	(36,030.04)	630,583.46	589,955.35	
2-00	ADMINISTRATIVE	141001 000000		1,474,376.37	1,261,832.68	(212,543.69)	1,261,832.68	1,209,543.85	
2-00	INDIRECT NONTECH SALARIES	141001 000001		157,904.73	352,366.00	194,461.27	352,366.00	307,904.73	
2-00	ACCRUED NONTECH SALARIES	141001 000002		374,566.51	292,247.24	(82,319.27)	292,247.24	0.00	
2-00	LEGAL	141004 000000		455,679.73	435,639.53	(20,040.20)	435,639.53	57,965.89	
2-00	WORKER'S COMP	141009 001000		80,000.00	82,500.00	2,500.00	82,500.00	81,079.89	
2-00	GROUP INSURANCE	141009 002000		62,000.00	102,000.00	40,000.00	102,000.00	97,985.30	
2-00	GROUP INSURANCE INDIRECT	141009 002001		16,000.00	31,000.00	15,000.00	31,000.00	30,483.84	
2-00	RETIREMENT	141009 003000		130,486.65	149,586.65	19,100.00	149,586.65	148,953.51	
2-00	RETIREMENT INDIRECT	141009 003001		66,000.00	78,500.00	12,500.00	78,500.00	74,641.15	
2-00	UNEMPLOYMENT	141009 004000		1,921.21	2,921.21	1,000.00	2,921.21	2,368.88	
2-00	TRAVEL	141010 000000		900.35	2,318.59	1,418.24	2,318.59	2,018.59	
2-00	TELEPHONE	141016 000000		9,419.18	15,250.85	5,831.67	15,250.85	14,452.31	
2-00	SUNDRY ADMIN	141019 000000		2,990.28	9,590.28	6,600.00	9,590.28	3,192.58	
2-00	XEROX RENTAL & SUPPLY	141019 000101		2,828.40	2,828.40	0.00	2,828.40	2,198.84	
2-00	OFFICE SUPPLIES	141019 000103		4,979.97	4,982.75	2.78	4,982.75	4,954.48	
2-00	CONSULTANTS	141019 000105		0.00	16,316.73	16,316.73	16,316.73	16,316.73	
2-00	ADVERTISING	141019 000110		35,000.00	35,000.00	0.00	35,000.00	29,815.39	
2-00	PUBLICATIONS	141019 000111		1,200.09	1,200.09	0.00	1,200.09	1,200.09	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	0.00	0.00	
2-00	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	CONSULTANTS	143001 741000		0.00	4.45	4.45	4.45	4.45	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
2-00	UNDERGROUND STORAGE	145011 966000		9,700.00	9,710.00	10.00	9,710.00	7,699.44	Construction to be completed
2-00	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-00	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-00	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-00	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-00	LEAD PAINT	146021 837000		20,471.00	20,301.87	(169.13)	19,040.00	15,535.00	Construction to be completed
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE FURN & EQUIP	147501 000000		17,480.00	0.00	(17,480.00)	0.00	0.00	
2-00	COMPUTERS	147501 742000		150,900.00	0.00	(150,900.00)	0.00	0.00	
2-00	TELEPHONE	147501 959000		0.00	0.00	0.00	0.00	0.00	
2-00	AUTOMOTIVE EQUIPMENT	147507 000000		130,385.00	236,159.12	105,774.12	236,159.12	236,159.12	Construction completed
2-00	RELOCATION	149501 000000		62,977.03	113,759.34	50,782.31	113,759.34	113,759.34	Construction completed
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				10,178,213.50	10,166,062.78	(12,150.72)	9,101,513.91	7,841,803.86	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		0.00	972.67	972.67	0.00	0.00	
2-01	CONSULTANTS	143001 741000		2,871.90	3,114.15	242.25	2,871.90	2,871.90	Construction completed
2-01	A&E 504 COMPLIANCE	143001 812000		387,441.00	387,441.00	0.00	387,441.00	42,013.95	A&E under contract; construction to begin Fall '04
2-01	BUILDING ENVELOPE	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-01	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-01	WATERPROOFING 14	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-01	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-01	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-01	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				390,312.90	391,527.82	1,214.92	390,312.90	44,885.85	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MISSION								
2-03	REDEVELOPMENT	149900 000000		1,090,201.56	1,090,201.56	0.00	1,090,201.56	35,786.00	Construction to be completed
2-03	SOIL REMEDIATION	149900 000102		0.00	0.00	0.00	0.00	0.00	
				1,090,201.56	1,090,201.56	0.00	1,090,201.56	35,786.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		4,815.00	19,390.00	14,575.00	19,390.00	19,390.00	Construction completed
2-04	CONSULTANTS	143001 741000		25,852.44	40,101.51	14,249.07	40,101.51	40,101.51	Construction completed
2-04	A&E 504 COMPLIANCE	143001 812000		287,000.00	287,000.00	0.00	287,000.00	41,655.60	A&E under contract; construction to begin summer
2-04	A&E SEWERS	143001 929000		0.00	12,500.00	12,500.00	12,500.00	12,500.00	Construction completed
2-04	ELECTRICAL	146015 000000		0.00	41,550.37	41,550.37	41,550.37	41,550.37	Construction completed
2-04	HVAC	146016 000000		933,586.27	894,948.56	(38,637.71)	893,320.56	882,763.57	Construction to be completed
2-04	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-04	BASEMENTS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-04	SEWERS	146021 929000		618,703.40	618,703.40	0.00	618,703.40	571,863.81	Construction to be completed
				1,869,957.11	1,914,193.84	44,236.73	1,912,565.84	1,609,824.86	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ORCHARD PARK								
2-05	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-05	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-05	REDEVELOPMENT	149900 000000		0.00	0.00	0.00	0.00	0.00	
2-05	SOIL REMEDIATION	149900 000102		691,659.80	691,659.80	0.00	691,659.80	791.00	Construction to be completed
				691,659.80	691,659.80	0.00	691,659.80	791.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		443.67	9,088.17	8,644.50	9,088.17	8,963.17	Construction to be completed
2-06	CONSULTANTS	143001 741000		4,899.30	4,901.30	2.00	4,901.30	4,901.30	Construction completed
2-06	A&E 504 COMPLIANCE	143001 812000		3,062.50	3,062.50	0.00	3,062.50	306.25	Construction to be completed
2-06	UNDERGROUND STORAGE	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-06	DWELLING CONSTRUCTION	146001 000000		106,749.23	106,749.23	0.00	106,749.23	106,749.23	Construction completed
2-06	BUILDING EXTERIOR	146014 000000		155,093.16	42,977.26	(112,115.90)	42,977.26	28,813.22	
2-06	HVAC	146016 000000		57,445.00	71,322.00	13,877.00	71,322.00	71,322.00	Construction completed
2-06	ROOFS	146018 000000		16,300.00	16,300.00	0.00	16,300.00	15,485.00	Construction to be completed
2-06	FIRE PROTECTION & SAFETY	146020 000000		247,200.00	247,200.00	0.00	247,200.00	145,450.00	Construction to be completed
2-06	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-06	504 COMPLIANCE	146021 812000		15,000.00	110,830.00	95,830.00	110,830.00	7,500.00	Construction to be completed
2-06	UNIT REHAB	146021 967000		1,073,559.43	1,073,559.43	0.00	1,073,559.43	1,054,289.32	Construction to be completed
2-06	NON-RESIDENTIAL AREAS	147001 000000		28,976.26	30,536.83	1,560.57	30,536.83	29,594.46	Construction to be completed
2-06	MAINTENANCE EQUIPMENT	147502 000000		0.00	0.00	0.00	0.00	0.00	
2-06	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				1,708,728.55	1,716,526.72	7,798.17	1,716,526.72	1,473,373.95	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		11,677.45	19,243.66	7,566.21	19,243.66	19,243.66	Construction to be completed
2-07	CONSULTANTS	143001 741000		85.59	85.59	0.00	85.59	85.59	Construction to be completed
2-07	A&E 504 COMPLIANCE	143001 812000		54,715.67	54,715.67	0.00	54,715.67	3,951.15	A&E under contract; construction to begin summer
2-07	UNDERGROUND STORAGE TANK	145011 966000		7,755.40	7,755.40	0.00	7,755.40	7,755.40	Construction to be completed
2-07	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENT/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-07	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-07	NON DWELLING CONSTRUCTION	147001 000000		135,000.00	135,000.00	0.00	135,000.00	135,000.00	Construction to be completed
				209,234.11	216,800.32	7,566.21	216,800.32	166,035.80	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	ARCH & ENG	143001 000000		990.00	990.00	0.00	990.00	990.00	Construction completed
2-08	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-08	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-08	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-08	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-08	REDEVELOPMENT	149900 000000		1,701,881.00	1,701,881.00	0.00	0.00	0.00	
				1,702,871.00	1,702,871.00	0.00	990.00	990.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		21,990.00	21,990.00	0.00	21,990.00	20,057.59	A&E under contract; construction to begin summer
2-09	A&E 504 COMPLIANCE	143001 812000		64,017.50	64,017.50	0.00	64,017.50	9,151.75	A&E under contract; construction to begin summer
2-09	A&E U. STORAGE	143001 966000		0.00	7,800.00	7,800.00	7,800.00	7,800.00	Construction completed
2-09	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-09	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-09	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-09	BASEMENT/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
				86,007.50	93,807.50	7,800.00	93,807.50	37,009.34	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-11	CONSULTANTS	143001 741000		1,901.66	2,272.09	370.43	2,272.09	2,272.09	Construction completed
2-11	A&E 504 COMPLIANCE	143001 812000		160,000.00	160,000.00	0.00	160,000.00	23,142.00	Construction to be completed
2-11	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-11	HVAC	146016 000000		22,523.00	22,523.00	0.00	22,523.00	22,523.00	Construction completed
2-11	ROOFING	146018 000000		1,078,495.00	1,070,658.92	(7,836.08)	1,070,658.92	1,041,658.92	Construction to be completed
2-11	FIRE PROTECTION & SAFETY	146020 000000		26,558.22	26,558.22	0.00	26,558.22	26,558.22	Construction completed
				1,289,477.88	1,282,012.23	(7,465.65)	1,282,012.23	1,116,154.23	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		22,908.34	26,512.24	3,603.90	26,512.24	1,000.00	Construction to be completed
2-13	CONSULTANTS 30	143001 741000		8,462.66	25,809.76	17,347.10	25,786.75	25,786.75	Construction completed
2-13	A&E 504 COMPLIANCE	143001 812000		26,950.00	26,950.00	0.00	26,950.00	2,695.00	A&E under contract; construction to begin summer
2-13	HVAC STUDY	143001 816000		3,059.00	32,697.00	29,638.00	32,697.00	32,697.00	Construction completed
2-13	SITE IMPROVEMENTS	145011 000000		3,387.00	3,387.00	0.00	3,387.00	0.00	
2-13	ELECTRICAL	146015 000000		274,902.37	274,902.37	0.00	274,902.37	0.00	Construction to be completed
2-13	HVAC	146016 000000		903,375.92	903,375.92	0.00	903,375.92	903,375.92	Construction completed
2-13	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-13	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-13	SEWERS	146021 929000		15,481.44	15,481.44	0.00	15,481.44	15,481.44	Construction completed
				1,258,526.73	1,309,115.73	50,589.00	1,309,092.72	981,036.11	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-14	BUILDING ENVELOPE DESIGN	143001 712000		2,450.80	2,450.80	0.00	2,450.80	2,450.80	Construction completed
2-14	CONSULTANTS 30	143001 741000		842.89	1,530.55	687.66	1,530.55	1,530.55	Construction completed
2-14	A&E 504 COMPLIANCE	143001 812000		191,400.00	191,400.00	0.00	191,400.00	27,770.40	A&E under contract; construction to begin Spring '03
2-14	ROOFS	146018 000000		462,000.00	462,000.00	0.00	462,000.00	462,000.00	Construction completed
2-14	HALLS	146021 810000		48,287.84	48,287.84	0.00	48,287.84	48,287.84	Construction completed
2-14	OFFICE FURN & EQUIP	147501 000000		0.00	0.00	0.00	0.00	0.00	
				704,981.53	705,669.19	687.66	705,669.19	542,039.59	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		8,103.62	9,425.27	1,321.65	9,425.27	9,425.27	Construction completed
2-19	CONSULTANTS 30	143001 741000		25,415.82	33,728.04	8,312.22	33,728.04	33,728.04	Construction completed
2-19	A&E 504 COMPLIANCE	143001 812000		244,420.00	244,420.00	0.00	244,420.00	24,442.09	A&E under contract; construction to begin Spring '04
2-19	UNDERGROUND STORAGE TANK	145011 966000		15,765.65	15,765.65	0.00	15,765.65	9,790.65	Construction to be completed
2-19	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-19	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-19	HVAC	146016 000000		411.95	411.95	0.00	411.95	411.95	Construction completed
2-19	FIRE PROTECTION & SAFETY	146020 000000		1,758,350.00	1,758,350.00	0.00	1,758,350.00	1,758,350.00	Construction completed
2-19	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-19	HALLS	146021 810000		11,960.00	11,960.00	0.00	11,960.00	11,960.00	Construction completed
2-19	NON DWELLING CONSTRUCTION	147001 000000		234,300.00	234,300.00	0.00	234,300.00	234,300.00	Construction completed
2-19	SPRINKLERS	146021 948000		0.00	0.00	0.00	0.00	0.00	
				2,298,727.04	2,308,360.91	9,633.87	2,308,360.91	2,082,408.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		11,066.62	1,920.00	(9,146.62)	1,920.00	0.00	
2-23	CONSULTANTS 30	143001 741000		5,840.88	11,376.16	5,535.28	11,376.16	11,376.16	Construction completed
2-23	A&E 504 COMPLIANCE	143001 812000		80,190.00	80,190.00	0.00	80,190.00	27,799.03	A&E under contract; construction to begin Summer
2-23	SMOKE DETECTORS	143001 940000		153.82	153.82	0.00	153.82	153.82	Construction completed
2-23	SITE IMPROVEMENTS	145011 000000		2,485.31	2,485.31	0.00	2,485.31	706.93	Construction to be completed
2-23	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-23	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-23	ELECTRICAL	146015 000000		22,597.00	22,597.00	0.00	22,597.00	22,597.00	Construction completed
2-23	HVAC	146016 000000		363,664.00	0.00	(363,664.00)	0.00	0.00	
2-23	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-23	ROOFING	146018 000000		22,423.30	22,423.30	0.00	22,423.30	22,423.30	Construction completed
2-23	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-23	HALLS	146021 810000		0.00	49,174.00	49,174.00	49,174.00	49,174.00	Construction completed
2-23	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-23	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				508,420.93	190,319.59	(318,101.34)	190,319.59	134,230.24	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		516.45	1,148.54	632.09	1,148.54	1,148.54	Construction completed
2-24	CONSULTANTS 30	143001 741000		51,861.00	68,521.05	16,660.05	68,521.05	68,521.05	Construction completed
2-24	A&E 504 COMPLIANCE	143001 812000		58,069.00	58,069.00	0.00	58,069.00	19,556.02	A&E under contract; construction to begin Summer
2-24	UNDERGROUND STORAGE TANK	145011 966000		550.00	550.00	0.00	550.00	550.00	Construction completed
2-24	HVAC	146016 000000		16,259.26	73,577.78	57,318.52	73,577.78	73,577.78	Construction completed
2-24	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-24	BASEMENTS/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-24	FIRE PROTECTION	146020 000000		15,668.00	15,668.00	0.00	15,668.00	0.00	Construction to be completed
2-24	HALLS	146021 810000		0.00	267,834.00	267,834.00	267,834.00	0.00	Construction to be completed
2-24	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-24	LEAD PAINT REMOVAL	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-24	RELOCATION MOVING & FAMILY	149501 000000		12,720.65	12,720.65	0.00	12,720.65	12,032.40	Construction to be completed
				155,644.36	498,089.02	342,444.66	498,089.02	175,385.79	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BICKFORD STREET								
2-25	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	ARCH & ENG	143001 000000		2,720.00	2,720.00	0.00	2,720.00	0.00	Construction to be completed
2-26	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-26	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-26	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-26	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-26	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
				2,720.00	2,720.00	0.00	2,720.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	ARCH & ENG	143001 000000		3,496.00	3,496.00	0.00	3,496.00	0.00	Construction to be completed
2-27	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-27	DOORS	146014 750000		360.00	360.00	0.00	360.00	360.00	
2-27	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				3,856.00	3,856.00	0.00	3,856.00	360.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ASHMONT								
2-28	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-28	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-28	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-28	WINDOWS & SCREENS 14	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-28	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-28	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-28	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-28	COMMUNITY BUILDINGS	147011 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		4,075.00	4,075.00	0.00	4,075.00	2,495.00	Construction completed
2-29	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-29	DOORS	146014 750000		5,676.00	5,676.00	0.00	5,676.00	5,676.00	Construction completed
2-29	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-29	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-29	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-29	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-29	FIRE PROTECTION	146020 000000		47,500.00	47,500.00	0.00	47,500.00	0.00	Construction to be completed
2-29	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-29	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				57,251.00	57,251.00	0.00	57,251.00	8,171.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FOLEY APARTMENTS								
2-30	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-30	SITE IMPROVEMENTS	145011 000000		1,175.00	1,175.00	0.00	1,175.00	1,175.00	Construction completed
2-30	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-30	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-30	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-30	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-30	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				1,175.00	1,175.00	0.00	1,175.00	1,175.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GROVELAND								
2-32	ARCH & ENG	143001 000000		3,885.00	3,885.00	0.00	3,885.00	0.00	Construction to be completed
2-32	SITE IMPROVEMENTS	145011 000000		37,551.26	48,600.00	11,048.74	48,600.00	14,580.00	Construction to be completed
2-32	EXTERIOR WALLS	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-32	DOORS	146014 750000		73.96	73.96	0.00	73.96	73.96	Construction completed
2-32	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-32	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-32	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				41,510.22	52,558.96	11,048.74	52,558.96	14,653.96	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	DAVISON								
2-34	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-34	SUNDRY PLANNING COST	143019 000000		0.00	0.00	0.00	0.00	0.00	
2-34	WINDOWS & SCREENS 14	146014 975000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON								
2-35	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-35	SITE IMPROVEMENTS	145011 000000		20,000.00	64,500.00	44,500.00	64,500.00	1,290.00	Construction to be completed
2-35	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-35	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-35	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-35	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				20,000.00	64,500.00	44,500.00	64,500.00	1,290.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-36	SITE IMPROVEMENTS	145011 000000		15,000.00	30,700.00	15,700.00	30,700.00	29,165.00	Construction to be completed
2-36	BUILDING EXTERIOR	146014 000000		111.00	111.00	0.00	111.00	111.00	Construction completed
2-36	HVAC	146016 000000		594.00	594.00	0.00	594.00	594.00	Construction completed
2-36	NON DWELLING CONSTRUCTION	147001 000000		1,235.13	1,235.13	0.00	1,235.13	1,235.13	Construction completed
				16,940.13	32,640.13	15,700.00	32,640.13	31,105.13	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CARROLL APARTMENTS								
2-37	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-37	BUILDING ENVELOPE	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-37	SITE IMPROVEMENTS	145011 000000		95,025.84	45,800.00	(49,225.84)	45,800.00	916.00	Construction to be completed
2-37	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-37	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-37	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-37	NON DWELLING CONSTRUCTION	147001 000000		15,200.00	8,250.00	(6,950.00)	8,250.00	8,250.00	Construction completed
				110,225.84	54,050.00	(56,175.84)	54,050.00	9,166.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MEADE APARTMENTS								
2-38	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-38	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		8,016.00	8,078.14	62.14	8,078.14	7,689.49	Construction to be completed
2-40	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-40	DOORS	146014 750000		14,366.00	15,022.40	656.40	15,022.40	15,022.40	Construction completed
2-40	ELECTRICAL	146015 000000		23,258.90	22,446.32	(812.58)	22,446.32	22,446.32	Construction completed
2-40	HVAC	146016 000000		3,353.00	3,353.00	0.00	3,353.00	3,353.00	Construction completed
2-40	FIRE PROTECTION	146020 000000		2,470.55	3,286.16	815.61	3,286.16	0.00	Construction to be completed
2-40	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				51,464.45	52,186.02	721.57	52,186.02	48,511.21	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	ARCH & ENG	143001 000000		6,216.00	6,216.00	0.00	6,216.00	0.00	Construction to be completed
2-41	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				6,216.00	6,216.00	0.00	6,216.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		11,300.00	11,300.00	0.00	11,300.00	11,300.00	Construction completed
2-42	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-42	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-42	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-42	ELECTRICAL	146015 000000		0.00	162.32	162.32	162.32	162.32	Construction completed
2-42	ROOFS	146018 000000		1,802.00	901.00	(901.00)	901.00	901.00	Construction completed
2-42	FIRE PROTECTION	146020 000000		19,283.00	20,184.00	901.00	20,184.00	0.00	Construction to be completed
				32,385.00	32,547.32	162.32	32,547.32	12,363.32	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FREDERICK DOUGLASS								
2-44A	CONSULTANTS 10	141019 000105		486.96	0.00	(486.96)	0.00	0.00	
2-44A	ARCH & ENG	143001 000000		8,627.09	8,627.09	0.00	8,627.09	6,601.50	Construction to be completed
2-44A	A&E 504 COMPLIANCE	143001 812000		34,353.08	34,353.08	0.00	34,353.08	22,749.00	Construction to be completed
2-44A	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-44A	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-44A	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	FIRE PROTECTION	146020 000000		43,467.00	43,467.00	0.00	43,467.00	0.00	Construction to be completed
				86,934.13	86,447.17	(486.96)	86,447.17	29,350.50	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	155 NORTH HAMPTON STREET								
2-44B	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-44B	A&E 504 COMPLIANCE	143001 812000		19,085.00	19,085.00	0.00	19,085.00	8,125.00	Construction to be completed
2-44B	BUILDING EXTERIOR	146014 000000		110,604.01	110,604.01	0.00	110,604.01	110,604.01	Construction completed
2-44B	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-44B	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-44B	ELECTRICAL	146015 000000		10,548.75	10,548.75	0.00	10,548.75	10,548.75	Construction completed
2-44B	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-44B	FIRE PROTECTION	146020 000000		51,638.76	44,481.76	(7,157.00)	44,481.76	21,981.76	Construction to be completed
2-44B	NON DWELLING CONSTRUCTION	147001 000000		33,434.67	0.00	(33,434.67)	0.00	0.00	
				225,311.19	184,719.52	(40,591.67)	184,719.52	151,259.52	

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				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-44C	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-44C	A&E 504 COMPLIANCE	143001 812000		30,188.50	30,188.50	0.00	30,188.50	9,750.00	Construction to be completed
2-44C	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-44C	BUILDING EXTERIOR	146014 000000		101,399.09	101,399.09	0.00	101,399.09	101,399.09	Construction completed
2-44C	DOORS	146014 750000		7,627.00	0.00	(7,627.00)	0.00	0.00	
2-44C	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-44C	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-44C	FIRE PROTECTION	146020 000000		60,222.48	30,111.24	(30,111.24)	30,111.24	0.00	Construction to be completed
2-44C	NON DWELLING CONSTRUCTION	147001 000000		9,906.11	0.00	(9,906.11)	0.00	0.00	
				209,343.18	161,698.83	(47,644.35)	161,698.83	111,149.09	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-45	OIL TANK	143002 860000		0.00	0.00	0.00	0.00	0.00	
2-45	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-45	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-45	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		38,761.43	72,388.76	33,627.33	72,388.76	3,761.43	Construction to be completed
2-45	NON DWELLING CONSTRUCTION	147001 000000		25,732.02	25,882.02	150.00	25,882.02	25,882.02	Construction completed
				64,493.45	98,270.78	33,777.33	98,270.78	29,643.45	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47	ARCH & ENG	143001 000000		0.00	950.00	950.00	950.00	950.00	Construction completed
2-47	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-47	DOORS	146014 750000		2,374.04	350.00	(2,024.04)	350.00	321.00	Construction completed
2-47	NON DWELLING CONSTRUCTIO	147001 000000		22,618.40	29,568.40	6,950.00	29,568.40	29,492.56	Construction completed
				24,992.44	30,868.40	5,875.96	30,868.40	30,763.56	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-49	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-49	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-50	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-50	ASBESTOS REMOVAL	146021 830000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CODMAN APARTMENTS								
2-51	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-51	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-51	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		6,799.30	8,096.32	1,297.02	8,096.32	8,096.32	Construction completed
2-52	SITE IMPROVEMENTS	145011 000000		103,500.00	64,700.00	(38,800.00)	64,700.00	1,294.00	Construction to be completed
2-52	BUILDING EXTERIOR	146014 000000		203,582.94	203,582.94	0.00	203,582.94	203,582.94	Construction completed
2-52	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-52	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-52	ROOFING	146018 000000		1,956.44	410.00	(1,546.44)	410.00	410.00	Construction completed
2-52	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-52	NON DWELLING CONSTRUCTION	147001 000000		364.02	2,874.02	2,510.00	2,874.02	2,874.02	Construction completed
				316,202.70	279,663.28	(36,539.42)	279,663.28	216,257.28	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		7,514.48	7,514.48	0.00	0.00	0.00	
2-53	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-53	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-53	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-53	NON DWELLING CONSTRUCTION	147001 000000		7,640.67	7,640.67	0.00	7,640.67	7,640.67	Construction completed
				15,155.15	15,155.15	0.00	7,640.67	7,640.67	

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				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	ARCH & ENG	143001 000000		22,942.47	16,794.66	(6,147.81)	4,042.47	4,034.14	Construction completed
2-54	A&E 504 COMPLIANCE	143001 812000		20,875.96	20,875.96	0.00	20,875.96	4,063.00	Construction to be completed
2-54	SITE IMPROVEMENTS	145011 000000		22,310.00	50,700.00	28,390.00	50,700.00	1,014.00	Construction to be completed
2-54	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-54	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-54	WINDOWS & SCREENS 14	146014 975000		8,666.00	8,666.00	0.00	8,666.00	8,666.00	Construction completed
2-54	HVAC	146016 000000		0.00	19,380.00	19,380.00	19,380.00	11,095.00	Construction to be completed
2-54	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-54	NON DWELLING CONSTRUCTION	147001 000000		70,660.00	1,135.00	(69,525.00)	1,135.00	1,135.00	Construction completed
				145,454.43	117,551.62	(27,902.81)	104,799.43	30,007.14	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		6,800.00	6,004.43	(795.57)	6,004.43	6,004.43	Construction completed
2-57	A&E 504 COMPLIANCE	143001 812000		33,739.00	33,739.00	0.00	33,739.00	16,250.00	A/E under contract, construction to be begin 11/30/03
2-57	SITE IMPROVEMENTS	145011 000000		31,412.20	76,400.00	44,987.80	76,400.00	3,820.00	Construction to be completed
2-57	BUILDING EXTERIOR	146014 000000		158,001.09	154,815.43	(3,185.66)	154,815.43	153,603.23	Construction to be completed
2-57	DOORS	146014 750000		15,200.00	0.00	(15,200.00)	0.00	0.00	
2-57	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-57	WINDOWS & SCREENS	146014 975000		65,450.00	49,600.00	(15,850.00)	49,600.00	0.00	Construction to be completed
2-57	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-57	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-57	FIRE PROTECTION	146020 000000		14,000.00	50,243.43	36,243.43	50,243.43	0.00	Construction to be completed
				324,602.29	370,802.29	46,200.00	370,802.29	179,677.66	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		330.00	1,230.18	900.18	1,230.18	1,230.18	Construction completed
2-58	CONSULTANTS 30	143001 741000		22,638.60	35,329.39	12,690.79	35,329.39	35,329.39	Construction completed
2-58	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-58	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-58	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				22,968.60	36,559.57	13,590.97	36,559.57	36,559.57	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	SEWERS	146021 929000		553.83	553.83	0.00	553.83	553.83	Construction completed
				553.83	553.83	0.00	553.83	553.83	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		18,900.00	10,133.33	(8,766.67)	0.00	0.00	
2-61	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-61	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-61	504 COMPLIANCE 60	146021 812000		3,395.09	0.00	(3,395.09)	0.00	0.00	
2-61	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-61	MAINTENANCE EQUIPMENT	147502 000000		8,550.00	7,100.00	(1,450.00)	7,100.00	7,100.00	Construction completed
				30,845.09	17,233.33	(13,611.76)	7,100.00	7,100.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		9,952.00	18,172.00	8,220.00	18,172.00	12,600.60	Construction to be completed
2-62	BUILDING ENV DESIGN 30	143001 712000		5,425.57	3,995.00	(1,430.57)	3,995.00	0.00	Construction to be completed
2-62	CONSULTANTS	143001 741000		762.57	762.57	0.00	762.57	762.57	Construction completed
2-62	A&E 504 COMPLIANCE	143001 812000		24,258.46	24,258.46	0.00	24,258.46	0.00	
2-62	SITE IMPROVEMENTS	145011 000000		35,000.00	23,500.00	(11,500.00)	23,500.00	17,740.00	Construction to be completed
2-62	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-62	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-62	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-62	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-62	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				75,398.60	70,688.03	(4,710.57)	70,688.03	31,103.17	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-70	SITE IMPROVEMENTS	145011 000000		57,000.00	27,400.00	(29,600.00)	27,400.00	24,660.00	Construction to be completed
2-70	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-70	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-70	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				57,000.00	27,400.00	(29,600.00)	27,400.00	24,660.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		3,007.00	2,962.00	(45.00)	2,962.00	805.00	Construction to be completed
2-71	SITE IMPROVEMENTS	145011 000000		40,000.00	48,500.00	8,500.00	48,500.00	970.00	Construction to be completed
2-71	DOORS	146014 750000		9,821.07	0.00	(9,821.07)	0.00	0.00	
2-71	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-71	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-71	FURNACE & BOILERS	146016 785000		3,520.28	3,520.28	0.00	3,520.28	3,520.28	Construction completed
2-71	ROOFS	146018 000000		950.00	400.00	(550.00)	400.00	400.00	Construction completed
2-71	NON DWELLING CONSTRUCTION	147001 000000		30,701.56	30,701.56	0.00	30,701.56	30,701.56	Construction completed
				87,999.91	86,083.84	(1,916.07)	86,083.84	36,396.84	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROSLYN APARTMENTS								
2-72	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-72	HVAC	146016 000000		3,600.00	3,600.00	0.00	3,600.00	3,600.00	Construction completed
2-72	FURNACE & BOILERS	146016 785000		8,900.00	8,900.00	0.00	8,900.00	8,900.00	Construction completed
2-72	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-72	FIRE PROTECTION	146020 000000		70,402.24	70,402.24	0.00	70,402.24	214.50	Construction to be completed
2-72	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-72	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				82,902.24	82,902.24	0.00	82,902.24	12,714.50	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	RUTLAND / EAST SPRINGFIELD								
2-74	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-74	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-74	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-74	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-74	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BELL FLOWER								
2-77	ARCH & ENG	143001 000000		525.00	525.00	0.00	525.00	525.00	Construction completed
2-77	SITE IMPROVEMENTS	145011 000000		27,750.00	20,100.00	(7,650.00)	20,100.00	402.00	Construction to be completed
2-77	ROOFING	146018 000000		26,562.00	575.00	(25,987.00)	575.00	575.00	Construction completed
2-77	FIRE PROTECTION	146020 000000		70,301.45	96,288.45	25,987.00	96,288.45	0.00	Construction to be completed
				125,138.45	117,488.45	(7,650.00)	117,488.45	1,502.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		2,307.89	2,307.89	0.00	2,307.89	2,307.89	Construction completed
2-82	CONSULTANTS 30	143001 741000		33,872.62	35,730.85	1,858.23	35,730.85	35,730.85	Construction completed
2-82	A&E 504 COMPLIANCE	143001 812000		169,215.00	169,215.00	0.00	169,215.00	16,921.43	A&E under contract; constuction to begin summer '04
2-82	BUILDING EXTERIOR	146014 000000		201,943.24	201,943.24	0.00	201,943.24	201,943.24	Construction completed
2-82	ROOFING	146018 000000		1,479,029.00	1,479,029.00	0.00	1,479,029.00	826,083.24	Construction to be completed
2-82	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				1,886,367.75	1,888,225.98	1,858.23	1,888,225.98	1,082,986.65	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-83	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-83	ELECTRICAL	146015 000000		22,500.00	15,238.00	(7,262.00)	15,238.00	15,238.00	Construction completed
2-83	HVAC	146016 000000		2,500.00	9,175.00	6,675.00	9,175.00	0.00	Construction to be completed
2-83	FIRE PROTECTION	146020 000000		10,095.52	967.38	(9,128.14)	967.38	967.38	Construction completed
				35,095.52	25,380.38	(9,715.14)	25,380.38	16,205.38	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN FIELD								
2-89A	ARCH & ENG	143001 000000		175,156.00	175,156.00	0.00	175,156.00	2,156.00	A&E under contract; constuction to begin summer '04
2-89A	BUILDING ENVELOPE DESIGN	143001 712000		9,396.10	9,396.10	0.00	9,396.10	0.00	A&E under contract; constuction to begin summer '04
2-89A	CONSULTANTS 30	143001 741000		(449.67)	209.76	659.43	209.76	209.76	Construction completed
2-89A	A&E 504 COMPLIANCE	143001 812000		108,457.50	108,457.50	0.00	108,457.50	21,845.75	A&E under contract; constuction to begin summer '04
2-89A	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-89A	HVAC	146016 000000		36,730.00	37,389.43	659.43	37,389.43	37,389.43	Construction completed
2-89A	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-89A	504 COMPLIANCE 60	146021 812000		52,093.08	52,093.08	0.00	52,093.08	52,093.08	Construction completed
				381,383.01	382,701.87	1,318.86	382,701.87	113,694.02	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HIGHLAND PARK								
2-89B	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-89B	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-89B	WATERPROOFING 14	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-89B	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-89C	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-89C	SITE IMPROVEMENTS	145011 000000		75,962.90	43,500.00	(32,462.90)	43,500.00	41,325.00	Construction to be completed
2-89C	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-89C	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
				75,962.90	43,500.00	(32,462.90)	43,500.00	41,325.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

___Original Annual Statement
_X__Performance and Evaluation Report for Period Ended 9/30/03
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__X__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	3,700,000.00	4,738,287.00	3,700,000.00	3,700,000.00
3	1408 Management Improvements Soft Costs	3,185,047.00	2,146,760.00	2,146,760.00	1,683,570.46
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,876,081.30	2,876,081.00	2,876,081.00	2,085,076.05
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,598,221.53	2,748,542.18	2,716,904.25	795,714.22
8	1440 Site Acquisition				
9	1450 Site Improvement	591,630.56	575,518.36	575,518.36	157,153.98
10	1460 Dwelling Structures	11,302,309.03	11,290,019.36	11,287,129.49	9,225,852.08
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	615,768.84	507,123.63	507,123.63	506,105.42
13	1475 Nondwelling Equipment	307,315.00	243,259.12	243,259.12	243,259.12
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	75,697.68	126,479.99	126,479.99	125,791.74
18	1499 Development Activities*	3,483,742.36	3,483,742	1,781,861.36	36,577.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	28,760,813.30	28,760,813.00	25,961,117.20	18,559,100.07
21	Amount of line 20 Related to LPB Testing	20,471.00	20,301.87	19,040.00	15,535.00
22	Amount of line 20 Related to Section 504 Compliance	2,067,926.34	2,160,361.25	2,160,361.25	381,780.50
23	Amount of line 20 Related to Security Soft Costs	1,038,287.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-02	FFY02

___Original Annual Statement ___Reserve for Disasters/Emergencies __x_Revised Annual Statement

_x_Performance and Evaluation Report for Program Year Ending 9/30/03 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	2,915,327	2,915,327	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**2,915,327**	**2,915,327**	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:
Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-02

Federal FY of Grant:
FFY02

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
	Development	149900 000000		2,915,327	0	0	0	0	Planning use of funds
				2,915,327	**0**	**0**	**0**	**0**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		323,013.00	1,388,265.59	1,065,252.59	0.00	0.00	
2-00	MIS	140800 410000		296,783.00	244,550.63	(52,232.37)	244,550.63	217,545.97	
2-00	PUBLIC SAFETY	140800 412000		1,074,402.00	0.00	(1,074,402.00)	0.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		419,429.00	419,429.00	0.00	419,429.00	77,926.16	
2-00	OCCUPANCY	140800 427000		296,246.00	296,246.00	0.00	296,246.00	156,957.16	
2-00	COMMUNITY SERVICES	140800 768000		550,983.00	568,235.84	17,252.84	568,235.84	498,393.96	
2-00	GRIEVANCE PANEL	140800 807000		63,729.00	83,130.98	19,401.98	83,130.98	83,130.98	
2-00	RISK MANAGEMENT	140800 899000		151,494.00	151,494.00	0.00	151,494.00	136,649.03	
2-00	RENT COLLECTION	140800 901000		52,460.00	77,186.96	24,726.96	77,186.96	77,186.96	
2-00	VACACANCY REHAB	140800 967000		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		2,198,808.00	1,981,327.58	(217,480.42)	1,981,327.58	611,056.78	
2-00	INDIRECT NONTECHNICAL SALAR	141001 000001		160,000.00	173,755.28	13,755.28	173,755.28	173,755.27	
2-00	WORKERS COMPENSATION	141009 001000		100,000.00	100,266.53	266.53	100,266.53	98,866.92	
2-00	GROUP INSURANCE	141009 002000		120,000.00	230,000.00	110,000.00	230,000.00	162,669.31	
2-00	RETIREMENT	141009 003000		201,000.00	201,000.00	0.00	201,000.00	104,604.28	
2-00	UNEMPLOYMENT	141009 004000		0.00	10,000.00	10,000.00	10,000.00	4,739.23	
2-00	TRAVEL	141001 000101		0.00	296.86	296.86	296.86	243.55	
2-00	TELEPHONE	141016 000000		0.00	12,680.00	12,680.00	12,680.00	5,852.58	
2-00	SUNDRY ADMINISTRATION	141019 000000		0.00	19,500.00	19,500.00	19,500.00	8,238.27	
2-00	ADVERTISING	141019 000110		0.00	50,000.00	50,000.00	50,000.00	26,802.23	
2-00	PUBLICATIONS	141019 000111		119.00	1,100.75	981.75	1,100.75	918.65	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	0.00	0.00	
2-00	ARCH & ENG	143001 000000		0.00	39,498.00	39,498.00	0.00	0.00	
2-00	CONSULTANTS	143001 741000		910,250.00	87.24	(910,162.76)	87.24	87.24	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
2-00	A&E 504 COMPLIANCE	143001 812000		24,140.00	21,797.00	(2,343.00)	1,750.00	0.00	A&E under contract; various dates
2-00	UNDERGROUND STORAGE	145011 966000		458,335.00	0.00	(458,335.00)	0.00	0.00	
2-00	HVAC	146016 000000		85,427.80	0.00	(85,427.80)	0.00	0.00	
2-00	504 COMPLIANCE	146021 812000		0.00	57,500.00	57,500.00	0.00	0.00	A&E under contract; various dates
2-00	LEAD PAINT ABATEMENT	146021 837000		562,918.00	500,000.00	(62,918.00)	0.00	0.00	Construction to be completed
2-00	UNIT REHAB	146021 967000		287,158.00	259,063.20	(28,094.80)	0.00	0.00	Construction to be completed
2-00	OFFICE EQUIPMENT	147501 000000		13,692.00	31,172.00	17,480.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		100,213.00	174,180.00	73,967.00	0.00	0.00	
2-00	VEHICLES	147507 000000		55,385.00	26,543.88	(28,841.12)	0.00	0.00	
2-00	RELOCATION	149501 000000		0.00	18,053.16	18,053.16	18,053.16	8,149.70	Construction to be completed
2-00	RELOCATION FOR 504 COMPLIAN	149501 812000		0.00	137,521.56	137,521.56	137,521.56	28,104.83	A&E under contract; various dates
2-00	CONTINGENCY	150200 000000		1,032,940.00	0.00	(1,032,940.00)	0.00	0.00	
				9,563,924.80	7,298,882.04	(2,265,042.76)	4,777,612.37	2,481,879.06	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		0.00	4,934.96	4,934.96	900.00	900.00	Construction completed
2-01	A&E 504 COMPLIANCE	143001 812000		42,559.00	42,559.00	0.00	0.00	0.00	A&E under contract; fall '04
2-01	A&E LEAD PAINT	143001 837000		0.00	80,000.00	80,000.00	21,239.00	0.00	Construction to be completed
2-01	BUILDING EXTERIOR	146014 000000		0.00	70,737.60	70,737.60	0.00	0.00	In planning
2-01	HVAC	146016 000000		0.00	1,557.50	1,557.50	1,557.50	1,557.50	Construction completed
2-01	504 COMPLIANCE	146021 812000		0.00	36,375.90	36,375.90	0.00	0.00	A&E under contract; fall '04
2-01	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	Construction to be completed
2-01	NON DWELLING	147001 000000		40,000.00	40,000.00	0.00	35,000.00	0.00	Construction to be completed
2-01	RELOCATION	149501 000000		7,000.00	10,400.00	3,400.00	295.00	295.00	Construction completed
2-01	RELOCATION FOR 504	149501 812000		0.00	40,500.00	40,500.00	0.00	0.00	Construction to be completed
				89,559.00	327,564.96	238,005.96	58,991.50	2,752.50	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MISSION								
2-03				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-04	CONSULTANTS	143001 741000		0.00	7,760.53	7,760.53	7,760.53	7,760.53	Construction completed
2-04	A&E 504 COMPLIANCE	143001 812000		19,945.00	19,578.88	(366.12)	14,777.06	6,683.06	A&E under contract; spring '04
2-04	UNDERGROUND STORAGE TANK	143001 966000		0.00	101,739.00	101,739.00	9,539.00	0.00	Construction to be completed
2-04	SITE IMPROVEMENTS	145001 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	A&E under contract; spring '04
2-04	ELECTRICAL	146015 000000		320,972.14	25,000.00	(295,972.14)	25,000.00	0.00	Construction to be completed
2-04	HVAC	146016 000000		100,000.00	63,868.73	(36,131.27)	31,480.71	0.00	Construction to be completed
2-04	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	A&E under contract; spring '04
2-04	SEWERS	146021 929000		0.00	119,192.53	119,192.53	0.00	0.00	Construction to be completed
2-04	NON DWELLING	147001 000000		40,000.00	40,000.00	0.00	35,000.00	0.00	Construction to be completed
2-04	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	0.00	0.00	A&E under contract; spring '04
2-04	RELOCATION FOR 504	149501 812000		0.00	2,962.00	2,962.00	2,962.00	0.00	A&E under contract; spring '04
				586,917.14	386,601.67	(200,315.47)	126,519.30	14,443.59	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ORCHARD PARK								
2-05				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		60,000.00	92,819.64	32,819.64	14,346.82	3,986.82	Construction completed
2-06	CONSULTANTS	143001 741000		0.00	8,032.76	8,032.76	8,032.76	8,032.76	Construction completed
2-06	A&E 504 COMPLIANCE	143001 812000		2,840.00	109,800.00	106,960.00	0.00	0.00	A&E under contract; fall '04
2-06	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-06	HVAC	146016 000000		303,514.32	461,157.02	157,642.70	300,826.70	0.00	Construction to be completed
2-06	FIRE PROTECTION	146020 000000		305,356.77	303.88	(305,052.89)	303.88	303.88	Construction completed
2-06	ELEVATORS	146021 760000		(100,000.00)	0.00	100,000.00	0.00	0.00	
2-06	504 COMPLIANCE	146021 812000		85,000.00	34,170.00	(50,830.00)	52.50	52.50	A&E under contract; fall '04
2-06	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-06	UNIT REHAB	146021 967000		2,651,328.00	2,451,328.00	(200,000.00)	2,451,328.00	1,373,654.66	Construction to be completed
2-06	NON DWELLING	147001 000000		110,000.00	110,000.00	0.00	49,277.44	4,552.44	Construction to be completed
2-06	RELOCATION	149501 000000		7,000.00	7,000.00	0.00	646.00	646.00	Construction completed
				3,425,039.09	3,275,111.30	(149,927.79)	2,824,814.10	1,391,229.06	
2-06	SITE IMPROVEMENTS	PROGRAM INCOME		739,081.00	739,081.00	0.00	615,741.05	427,584.05	Construction to be completed

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				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		0.00	20,250.00	20,250.00	20,250.00	0.00	
2-07	CONSULTANTS	143001 741000		0.00	7,504.97	7,504.97	7,504.97	7,504.97	Construction to be completed
2-07	A&E 504 COMPLIANCE	143001 812000		3,916.25	3,677.75	(238.50)	656.70	656.70	Construction to be completed
2-07	SITE GROUNDS	145001 000000		0.00	858,682.00	858,682.00	858,682.00	0.00	Construction to be completed
2-07	UNDERGROUND STORAGE TANK	145011 966000		0.00	10,746.40	10,746.40	0.00	0.00	A&E under contract; fall '04
2-07	DWELLING CONSTRUCTION	146001 000000		78,380.00	1,067,217.00	988,837.00	1,067,217.00	0.00	Construction to be completed
2-07	BUILDING EXTERIOR	146014 000000		0.00	865,000.00	865,000.00	865,000.00	0.00	Construction to be completed
2-07	HVAC	146016 000000		0.00	591,020.00	591,020.00	591,020.00	0.00	Construction to be completed
2-07	ROOFS	146018 000000		0.00	356,000.00	356,000.00	356,000.00	0.00	Construction to be completed
2-07	BASEMENT/CELLARS	146019 704000		400,000.00	1,259,000.00	859,000.00	1,259,000.00	0.00	Construction to be completed
2-07	FIRE PROTECTION	146020 000000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-07	HALLS	146021 810000		1,202,540.00	328,738.66	(873,801.34)	320,314.00	5,338.65	Construction to be completed
2-07	504 COMPLIANCE	146021 812000		0.00	360,000.00	360,000.00	360,000.00	0.00	Construction to be completed
2-07	LEAD PAINT ABATEMENT	146021 837000		0.00	75,500.00	75,500.00	75,000.00	0.00	Construction to be completed
2-07	RELOCATION	149501 000000		7,000.00	7,000.00	0.00	0.00	0.00	A&E under contract; fall '04
				1,891,836.25	5,810,336.78	3,918,500.53	5,780,644.67	13,500.32	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	DEVELOPMENT ACTIVITY	1499		1,701,881.00	1,701,881.00	0.00	0.00	0.00	
				1,701,881.00	1,701,881.00	0.00	0.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		0.00	162,750.00	162,750.00	3,600.00	3,600.00	Rescheduled
2-09	CONSULTANTS	143001 741000		0.00	300,000.00	300,000.00	260,000.00	0.00	A&E under contract; Summer '05
2-09	A&E 504 COMPLIANCE	143001 812000		46,860.00	46,860.00	0.00	0.00	0.00	Construction to be completed
2-09	UNDERGROUND STORAGE TANK	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-09	UNDERGROUND STORAGE TANK	145011 966000		0.00	14,240.15	14,240.15	0.00	0.00	Construction to be completed
2-09	HVAC	146016 000000		0.00	86,982.50	86,982.50	1,382.50	1,382.50	Construction to be completed
2-09	ROOFING	146018 000000		600,000.00	0.00	(600,000.00)	0.00	0.00	
2-09	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-09	NON DWELLING	147001 000000		40,000.00	40,000.00	0.00	35,000.00	0.00	Construction to be completed
2-09	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	185.00	185.00	Construction to be completed
				692,860.00	657,332.65	(35,527.35)	300,167.50	5,167.50	

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				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		0.00	61,974.00	61,974.00	0.00	0.00	A&E under contract; Summer '05
2-11	CONSULTANTS	143001 741000		0.00	1,020.01	1,020.01	1,020.01	1,020.01	Construction completed
2-11	A&E 504 COMPLIANCE	143001 812000		12,170.00	12,170.00	0.00	3,712.81	3,712.81	A&E under contract; Summer '05
2-11	HVAC	146016 000000		689,217.00	0.00	(689,217.00)	0.00	0.00	
2-11	ROOFING	146018 000000		0.00	8,019.95	8,019.95	0.00	0.00	Construction to be completed
2-11	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-11	NON DWELLING	147001 000000		50,000.00	50,000.00	0.00	44,500.00	0.00	Construction to be completed
2-11	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	0.00	0.00	Construction to be completed
				757,387.00	139,683.96	(617,703.04)	49,232.82	4,732.82	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		163,000.00	975.00	(162,025.00)	0.00	0.00	
2-13	CONSULTANTS	143001 741000		0.00	3,660.44	3,660.44	3,660.44	3,660.44	Constuction completed
2-13	A&E 504 COMPLIANCE	143001 812000		46,860.00	43,199.56	(3,660.44)	0.00	0.00	A&E under contract; Fall '04
2-13	UNDERGROUND UTILITIES	145011 966000		148,000.00	0.00	(148,000.00)	0.00	0.00	
2-13	ELECTRICAL	146015 000000		0.00	24,682.65	24,682.65	24,682.65	0.00	Construction to be completed
2-13	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-13	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-13	NON DWELLING	147001 000000		138,000.00	0.00	(138,000.00)	0.00	0.00	
2-13	RELOCATION	149501 812000		6,000.00	6,720.00	720.00	1,734.40	1,014.40	Construction to be completed
				501,860.00	79,737.65	(422,122.35)	30,077.49	4,674.84	
2-13	SITE IMPROVEMENTS	PROGRAM INCOME		2,653,524.00	2,653,524.00	0.00	2,653,524.00	737,248.55	Construction to be completed

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				Approved	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		0.00	24,492.00	24,492.00	0.00	0.00	A&E under contract; Summer '04
2-14	A&E 504 COMPLIANCE	143001 812000		12,271.20	12,271.20	0.00	4,455.38	4,455.38	Construction to be completed
2-14	FIRE PROTECTION	146020 000000		400,000.00	0.00	(400,000.00)	0.00	0.00	
2-14	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-14	NON DWELLING	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-14	RELOCATION	149501 812000		6,000.00	6,000.00	0.00	0.00	0.00	A&E under contract; Summer '04
2-14	RELOCATION FOR 504	149501 812000		0.00	556.00	556.00	556.00	0.00	A&E under contract; Summer '04
				418,271.20	43,819.20	(374,452.00)	5,011.38	4,455.38	

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				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		0.00	89,543.86	89,543.86	12,706.00	56.00	Construction to be completed
2-19	CONSULTANTS	143001 741000		0.00	5,006.60	5,006.60	5,006.60	5,006.60	Construction completed
2-19	A&E 504 COMPLIANCE	143001 812000		31,610.00	29,814.01	(1,795.99)	2,845.70	2,845.70	Construction to be completed
2-19	UNDERGROUND STORAGE TANK	145011 966000		0.00	28,480.30	28,480.30	0.00	0.00	Construction to be completed
2-19	HVAC	146016 000000		459,543.00	0.00	(459,543.00)	0.00	0.00	
2-19	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-19	HALLS	146021 810000		1,115,607.00	615,681.48	(499,925.52)	571,452.00	28,027.91	Construction to be completed
2-19	LEAD PAINT ABATEMENT	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-19	RELOCATION	149501 000000		7,000.00	7,000.00	0.00	0.00	0.00	A&E under contract; Fall '04
2-19	RELOCATION FOR 504	149501 812000		0.00	428.00	428.00	428.00	0.00	Construction to be completed
				1,613,760.00	776,454.25	(837,305.75)	592,438.30	35,936.21	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		0.00	17,050.00	17,050.00	17,050.00	0.00	Construction to be completed
2-23	CONSULTANTS	143001 741000		0.00	5,543.39	5,543.39	5,543.39	5,543.39	Construction completed
2-23	A&E 504 COMPLIANCE	143001 812000		6,810.00	1,266.61	(5,543.39)	0.00	0.00	Construction to be completed
2-23	SITE IMPROVEMENTS	145011 000000		180,000.00	0.00	(180,000.00)	0.00	0.00	
2-23	BUILDING EXTERIOR	146014 000000		54,000.00	0.00	(54,000.00)	0.00	0.00	
2-23	HVAC	146016 000000		221,336.00	528,327.00	306,991.00	827.00	827.00	In planning
2-23	HALLS	146021 810000		472,659.00	1,717,197.91	1,244,538.91	1,592,366.00	603,221.45	Construction to be completed
2-23	LEAD PAINT ABATEMENT	146021 837000		0.00	6,618.51	6,618.51	6,618.51	6,618.51	Construction completed
2-23	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-23	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	2,350.00	2,350.00	Construction to be completed
2-23	RELOCATION FOR 504	149501 812000		0.00	550.00	550.00	0.00	0.00	Construction to be completed
				940,805.00	2,282,553.42	1,341,748.42	1,624,754.90	618,560.35	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		0.00	6,834.63	6,834.63	6,834.63	784.63	Construction to be completed
2-24	CONSULTANTS	143001 741000		0.00	3,933.15	3,933.15	3,933.15	3,933.15	Construction completed
2-24	A&E 504 COMPLIANCE	143001 812000		4,931.00	455.61	(4,475.39)	0.00	0.00	
2-24	UNDERGROUND STORAGE TANK	143001 966000		0.00	24,282.00	24,282.00	24,282.00	0.00	Construction to be completed
2-24	UNDERGROUND STORAGE TANK	145011 966000		0.00	4,071.52	4,071.52	4,071.52	0.00	Construction to be completed
2-24	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-24	HVAC	146016 000000		75,000.00	19,337.60	(55,662.40)	3,585.81	3,585.81	Construction to be completed
2-24	ROOFS	146018 000000		0.00	49,174.00	49,174.00	49,174.00	49,174.00	Construction completed
2-24	FIRE PROTECTION	146020 000000		0.00	27,826.00	27,826.00	0.00	0.00	Construction to be completed
2-24	HALLS	146021 810000		391,263.71	171,938.48	(219,325.23)	140,346.00	77,019.93	Construction to be completed
2-24	LEAD PAINT ABATEMENT	146021 837000		628,800.00	8,632.05	(620,167.95)	0.00	0.00	Construction to be completed
2-24	NON DWELLING	147001 000000		40,000.00	40,000.00	0.00	35,000.00	0.00	Construction to be completed
2-24	RELOCATION	149501 812000		6,000.00	6,000.00	0.00	0.00	0.00	
				1,145,994.71	362,485.04	(783,509.67)	267,227.11	134,497.52	
2-24	SITE IMPROVEMENTS	PROGRAM INCOME		2,315,643.00	2,315,643.00	0.00	2,315,643.00	2,014,544.30	Construction to be completed

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BICKFORD STREET								
2-25				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	DOORS	146014 750000		0.00	63,948.35	63,948.35	0.00	0.00	A/E under contract; construction to b
				0.00	63,948.35	63,948.35	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	DOORS	146014 750000		0.00	7,800.00	7,800.00	7,800.00	7,800.00	Construction to be completed
				0.00	7,800.00	7,800.00	7,800.00	7,800.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
ASHMONT									
2-28				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		7,200.00	7,200.00	0.00	106.90	106.90	Construction completed
2-29	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-29	HVAC	146016 000000		163,768.75	0.00	(163,768.75)	0.00	0.00	
2-29	FURNACE & BOILERS	146016 785000		0.00	242,334.00	242,334.00	223,502.00	475.00	Construction to be completed
2-29	FIRE PROTECTION	146020 000000		20,783.00	222.78	(20,560.22)	0.00	0.00	
2-29	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				191,751.75	249,756.78	58,005.03	223,608.90	581.90	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FOLEY APARTMENTS								
2-30	ARCH & ENG	143001 000000		4,500.00	4,500.00	0.00	0.00	0.00	
2-30	BUILDING EXTERIOR	146014 000000		75,000.00	10,000.00	(65,000.00)	0.00	0.00	
2-30	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				79,500.00	14,500.00	(65,000.00)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GROVELAND								
2-32	ARCH & ENG	143001 000000		0.37	0.00	(0.37)	0.00	0.00	
2-32	DOORS	146015 750000		0.00	68,387.00	68,387.00	0.00	0.00	A/E under contract; construction to b
2-32	NON DWELLING	147001 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	
				100,000.37	68,387.00	(31,613.37)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	DAVISON								
2-34	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-34	NON DWELLING	147001 000000		14,000.00	14,000.00	0.00	0.00	0.00	
				14,000.00	14,000.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON								
2-35	ARCH & ENG	143001 000000		6,174.00	1,239.04	(4,934.96)	0.00	0.00	
2-35	BUILDING EXTERIOR	146014 000000		45,000.00	0.00	(45,000.00)	0.00	0.00	
2-35	DOORS	146014 750000		0.00	45,000.00	45,000.00	0.00	0.00	A/E under contract; construction to b
2-35	NON DWELLING	147001 000000		20,000.00	20,000.00	0.00	0.00	0.00	
				71,174.00	66,239.04	(4,934.96)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	A&E 504 COMPLIANCE	143001 812000		0.00	25,700.00	25,700.00	0.00	0.00	A/E under contract; construction to b
				0.00	25,700.00	25,700.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CARROLL APARTMENTS								
2-37	SITE GROUNDS	145011 000000		4,974.16	4,974.16	0.00	0.00	0.00	
2-37	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
				4,974.16	4,974.16	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MEADE APARTMENTS								
2-38				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-40	DOORS	146014 750000		0.00	111,659.65	111,659.65	0.00	0.00	A/E under contract; construction to b
2-40	ELECTRICAL	146015 000000		(5,729.45)	1,419.95	7,149.40	1,419.95	1,419.95	Construction completed
2-40	FIRE PROTECTION	146020 000000		17,561.45	17,561.45	0.00	16,745.84	0.00	
				11,832.00	130,641.05	118,809.05	18,165.79	1,419.95	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		0.00	25,700.00	25,700.00	0.00	0.00	A/E to be selected 11/15/03
2-41	DOORS	146014 750000		0.00	143,887.00	143,887.00	0.00	0.00	A/E under contract; construction to b
				0.00	169,587.00	169,587.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		6,650.00	6,650.00	0.00	6,300.00	3,150.00	
2-42	A&E 504 COMPLIANCE	143001 812000		0.00	25,800.00	25,800.00	0.00	0.00	A/E to be selected 11/15/03
2-42	DOORS	146014 750000		0.00	144,580.00	144,580.00	0.00	0.00	A/E under contract; construction to b
2-42	HVAC	146016 000000		0.00	95,456.00	95,456.00	95,456.00	47,685.00	Construction to be completed
				6,650.00	272,486.00	265,836.00	101,756.00	50,835.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FREDERICK DOUGLASS								
2-44A	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	FURNACE & BOILERS	146016 785000		4,950.00	4,950.00	0.00	0.00	0.00	
2-44A	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-44A	FIRE PROTECTION	146020 000000		36,988.00	21,273.00	(15,715.00)	0.00	0.00	
2-44A	RELOCATION FOR 504	149501 812000		0.00	3,972.00	3,972.00	2,414.00	0.00	Construction to be completed
				41,938.00	30,195.00	(11,743.00)	2,414.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	155 NORTH HAMPTON STREET								
2-44B	BUILDING EXTERIOR	146014 000000		25,035.00	25,035.00	0.00	0.00	0.00	
2-44B	FIRE PROTECTION	146020 000000		32,055.00	46,369.00	14,314.00	9,555.00	0.00	Construction to be completed
2-44B	NON-DWELLING	147001 000000		0.00	33,434.67	33,434.67	0.00	0.00	
				57,090.00	104,838.67	47,748.67	9,555.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-44C	ARCH & ENG	143001 000000		3,176.63	3,176.63	0.00	390.00	390.00	
2-44C	BUILDING EXTERIOR	146014 000000		59,950.00	59,950.00	0.00	0.00	0.00	
2-44C	DOORS	146014 750000		0.00	7,627.00	7,627.00	0.00	0.00	A/E under contract; construction to b
2-44C	FIRE PROTECTION	146020 000000		50,343.76	80,455.00	30,111.24	50,343.76	0.00	Construction to be completed
2-44C	NON-DWELLING	147001 000000		0.00	9,850.67	9,850.67	0.00	0.00	In planning
				113,470.39	161,059.30	47,588.91	50,733.76	390.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	A&E FOR 504 COMPLIANCE	143001 812000		0.00	25,700.00	25,700.00	0.00	0.00	A/E to be selected 11/15/03
2-45	BUILDING EXTERIOR	146014 000000		244,021.00	98,100.00	(145,921.00)	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		113,974.43	113,974.43	0.00	5,684.67	0.00	A/E under contract; construction to b
2-45	NON DWELLING CONSTRUCTION	147001 000000		178,560.00	178,560.00	0.00	0.00	0.00	
				536,555.43	416,334.43	(120,221.00)	5,684.67	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		140.00	3,465.00	3,325.00	3,465.00	0.00	Construction to be completed
2-49	A&E FOR 504 COMPLIANCE	143001 812000		0.00	22,375.00	22,375.00	0.00	0.00	A/E to be selected 11/15/03
2-49	BUILDING EXTERIOR	146014 000000		180,000.00	61,321.53	(118,678.47)	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		70,000.00	70,000.00	0.00	102.50	102.50	
				250,140.00	157,161.53	(92,978.47)	3,567.50	102.50	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	BUILDING EXTERIOR	146014 000000		45,310.00	45,310.00	0.00	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		52,609.00	52,609.00	0.00	16,365.57	0.00	Construction to be completed
2-50	NON DWELLING	147001 000000		19,000.00	19,000.00	0.00	6,950.00	6,950.00	Construction completed
				116,919.00	116,919.00	0.00	23,315.57	6,950.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CODMAN APARTMENTS								
2-51	BUILDING EXTERIOR	146014 000000		163,500.00	163,500.00	0.00	0.00	0.00	
				163,500.00	163,500.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		15,890.00	1,950.00	(13,940.00)	1,950.00	0.00	Construction to be completed
2-52	A&E FOR 504 COMPLIANCE	143001 812000		0.00	25,700.00	25,700.00	0.00	0.00	A/E to be selected 11/15/03
2-52	BUILDING EXTERIOR	146014 000000		283,256.96	283,256.96	0.00	0.00	0.00	
2-52	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-52	NON DWELLING	147001 000000		167,870.00	165,360.00	(2,510.00)	634.98	0.00	Construction to be completed
				467,016.96	476,266.96	9,250.00	2,584.98	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		12,360.00	14,770.52	2,410.52	3,465.00	0.00	Construction to be completed
2-53	504 COMPLIANCE	146021 812000		162,198.31	159,787.79	(2,410.52)	0.00	0.00	
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				174,558.31	174,558.31	0.00	3,465.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	ARCH & ENG	143001 000000		0.00	6,147.81	6,147.81	0.00	0.00	Construction to be completed
2-54	WINDOWS AND SCREENS	146014 975000		8,607.08	8,004.08	(603.00)	0.00	0.00	
2-54	ELEVATORS	146021 760000		102,160.00	102,160.00	0.00	0.00	0.00	
2-54	NON DWELLING	147001 000000		0.00	41,512.96	41,512.96	0.00	0.00	Rescheduled
2-54	RELOCATION FOR 504	149501 812000		0.00	1,031.00	1,031.00	1,031.00	603.00	Construction to be completed
				110,767.08	158,855.85	48,088.77	1,031.00	603.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	EVANS STREET								
2-55	RELOCATION	149501 000000		0.00	1,262.00	1,262.00	1,262.00	1,262.00	Disposition completed
				0.00	1,262.00	1,262.00	1,262.00	1,262.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL I								
2-56				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		5,195.00	5,195.00	0.00	2,340.00	0.00	Construction to be completed
2-57	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-57	WINDOWS AND SCREENS	146014 975000		30,000.00	30,000.00	0.00	0.00	0.00	In planning
2-57	FIRE PROTECTION	146020 000000		28,200.00	28,200.00	0.00	2,909.81	0.00	In planning
2-57	504 COMPLIANCE	149021 812000		372,655.00	371,196.00	(1,459.00)	0.00	0.00	In planning
2-57	NON DWELLING	147001 000000		60,000.00	60,000.00	0.00	0.00	0.00	In planning
2-57	RELOCATION FOR 504	149501 812000		0.00	1,459.00	1,459.00	1,459.00	603.00	In planning
				496,050.00	496,050.00	0.00	6,708.81	603.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		0.00	23,945.10	23,945.10	5,819.82	5,819.82	Construction to be completed
2-58	CONSULTANTS	143001 741000		0.00	8,251.81	8,251.81	8,251.81	8,251.81	Construction completed
2-58	BUILDING EXTERIOR	146014 000000		0.00	52,105.00	52,105.00	52,105.00	0.00	Construction to be completed
2-58	FIRE PROTECTION	146020 000000		0.00	1,402.94	1,402.94	1,402.94	1,402.94	Construction completed
2-58	LEAD PAINT REMOVAL	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-58	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				6,000.00	86,204.85	80,204.85	67,579.57	15,474.57	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-61	A&E 504 COMPLIANCE	143001 812000		0.00	25,700.00	25,700.00	0.00	0.00	Construction to be completed
2-61	HVAC	146016 000000		0.00	26,938.00	26,938.00	26,938.00	0.00	Construction to be completed
				0.00	52,638.00	52,638.00	26,938.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-62	SITE GROUNDS	145011 000000		12,850.00	7,558.67	(5,291.33)	0.00	0.00	Construction to be completed
2-62	BUILDING EXTERIOR	146014 000000		217,164.00	51,191.12	(165,972.88)	0.00	0.00	Construction to be completed
2-62	DOORS	146014 750000		0.00	138,053.00	138,053.00	0.00	0.00	A/E under contract; construction to b
2-62	504 COMPLIANCE	146021 812000		69,069.00	69,069.00	0.00	0.00	0.00	A/E under contract; construction to b
2-62	NON DWELLING	147001 000000		60,000.00	60,000.00	0.00	0.00	0.00	In planning
2-62	RELOCATION FOR 504	149501 812000		0.00	2,020.00	2,020.00	2,020.00	1,111.00	Construction to be completed
				359,083.00	327,891.79	(31,191.21)	2,020.00	1,111.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	NON DWELLING	147001 000000		40,000.00	40,000.00	0.00	35,000.00	0.00	Construction to be completed
				40,000.00	40,000.00	0.00	35,000.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		6,793.00	6,793.00	0.00	0.00	0.00	In planning
2-71	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-71	FIRE PROTECTION	146020 000000		10,000.00	10,000.00	0.00	0.00	0.00	In planning
2-71	NON DWELLING	147001 000000		4,149.44	4,149.44	0.00	1,171.95	1,171.95	Construction to be completed
				20,942.44	20,942.44	0.00	1,171.95	1,171.95	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROSLYN APARTMENTS								
2-72	ARCH & ENG	143001 000000		0.00	920.00	920.00	920.00	920.00	Construction completed
2-72	FURNACE & BOILERS	146016 785000		0.00	216,448.00	216,448.00	216,448.00	0.00	Construction to be completed
2-72	FIRE PROTECTION	146020 000000		14,293.26	14,293.26	0.00	0.00	0.00	Construction to be completed
2-72	NON DWELLING	147001 000000		5,000.00	5,000.00	0.00	0.00	0.00	Construction to be completed
				19,293.26	236,661.26	217,368.00	217,368.00	920.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	RUTLAND / EAST SPRINGFIELD								
2-74	LEAD PAINT REMOVAL	146021 837000		0.00	500.00	500.00	0.00	0.00	In planning
2-74	RELOCATION	149501 000000		6,000.00	3,277.77	(2,722.23)	0.00	0.00	In planning
				6,000.00	3,777.77	(2,222.23)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BELLFLOWER								
2-77	FIRE PROTECTION	146020 000000		783.55	783.55	0.00	0.00	0.00	
				783.55	783.55	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		21,180.00	87,942.61	66,762.61	4,912.00	4,912.00	A&E under contract; Spring '04
2-82	CONSULTANTS	143001 741000		0.00	7,032.46	7,032.46	7,032.46	7,032.46	Construction completed
2-82	A&E 504 COMPLIANCE	143001 812000		0.00	1,970.10	1,970.10	1,970.10	1,970.10	Construction completed
2-82	UNDERGROUND STORAGE	145011 966000		70,000.00	4,207.16	(65,792.84)	0.00	0.00	In planning
2-82	BUILDING EXTERIOR	146014 000000		36,689.61	36,689.61	0.00	0.00	0.00	Construction to be completed
2-82	HVAC	146016 000000		0.00	61,382.50	61,382.50	48,547.50	1,382.50	Construction to be completed
2-82	LEAD PAINT REMOVAL	146021 837000		0.00	500.00	500.00	0.00	0.00	In planning
2-82	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	0.00	0.00	Underway
				133,869.61	205,724.44	71,854.83	62,462.06	15,297.06	
2-82	SITE IMPROVEMENTS	PROGRAM INCOME		946,476.00	946,476.00	0.00	946,476.00	936,476.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		5,000.00	5,000.00	0.00	0.00	0.00	Construction to be completed
2-83	HVAC	146016 000000		0.00	21,099.00	21,099.00	21,099.00	0.00	Construction to be completed
2-83	FIRE PROTECTION	146020 000000		40,000.00	17,481.05	(22,518.95)	0.00	0.00	Construction to be completed
				45,000.00	43,580.05	(1,419.95)	21,099.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN FIELD								
2-89A	ARCH & ENG	143001 000000		19,574.00	157,354.00	137,780.00	100,280.00	0.00	A&E under contract; Summer '04
2-89A	CONSULTANTS	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-89A	A&E 504 COMPLIANCE	143001 812000		25,700.00	25,700.00	0.00	0.00	0.00	In planning
2-89A	UNDERGROUND STORAGE	145011 966000		0.00	9,539.00	9,539.00	9,539.00	0.00	Construction to be completed
2-89A	BUILDING EXTERIOR	146014 000000		441,333.00	0.00	(441,333.00)	0.00	0.00	
2-89A	ELECTRICAL	146015 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-89A	HVAC	146016 000000		150,000.00	0.00	(150,000.00)	0.00	0.00	
2-89A	LEAD PAINT REMOVAL	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-89A	RELOCATION	149501 000000		6,000.00	6,000.00	0.00	0.00	0.00	In planning
				742,607.00	199,093.00	(543,514.00)	109,819.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HIGHLAND PARK								
2-89B	ARCH & ENG	143001 000000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-89B	DWELLING CONSTRUCTION	146001 000000		104,000.00	0.00	(104,000.00)	0.00	0.00	
2-89B	BUILDING EXTERIOR	146014 000000		78,700.00	0.00	(78,700.00)	0.00	0.00	
2-89B	ELECTRICAL	146015 000000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-89B	ROOFS	146018 000000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-89B	LEAD PAINT REMOVAL	146021 837000		0.00	500.00	500.00	0.00	0.00	
2-89B	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				258,700.00	500.00	(258,200.00)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-89C	ARCH & ENG	143001 000000		8,000.00	8,000.00	0.00	5,400.00	4,860.00	Construction to be completed
2-89C	BUILDING EXTERIOR	146014 000000		21,011.50	21,011.50	0.00	0.00	0.00	In planning
2-89C	HALLS	146021 810000		0.00	115,000.00	115,000.00	112,393.00	0.00	Construction to be completed
2-89C	NON DWELLING	147001 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
				79,011.50	144,011.50	65,000.00	117,793.00	4,860.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

___Original Annual Statement
_X__Performance and Evaluation Report for Period Ended 9/30/03
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__X__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	6,654,724.00	6,654,724.00	6,531,384.05	4,115,852.90
2	1406 Operations (May not exceed 10% of line 19)	323,013.00	1,388,265.59	0.00	0.00
3	1408 Management Improvements Soft Costs	2,905,526.00	1,840,273.41	1,840,273.41	1,247,790.22
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,779,927.00	2,779,927.00	2,779,927.00	1,197,747.07
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,575,695.45	1,986,558.88	623,636.28	107,643.28
8	1440 Site Acquisition				
9	1450 Site Improvement	974,159.16	932,960.36	862,753.52	0.00
10	1460 Dwelling Structures	15,285,261.95	15,891,930.65	11,003,353.30	2,211,032.19
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	1,176,579.44	970,867.74	277,534.37	12,674.39
13	1475 Nondwelling Equipment	169,290.00	231,895.88	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000.00	299,712.49	172,917.12	44,323.93
18	1499 Development Activities*	1,701,881.00	1,701,881.00	0.00	0.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	1,032,940.00		0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	28,049,273.00	28,049,273.00	17,560,395.00	4,821,211.08
21	Amount of line 20 Related to LPB Testing	1,191,718.00	677,250.56	103,757.51	7,518.51
22	Amount of line 20 Related to Section 504 Compliance	969,534.76	1,826,892.97	530,517.81	50,798.08
23	Amount of line 20 Related to Security Soft Costs	1,074,402.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-03	FFY03

___Original Annual Statement ___Reserve for Disasters/Emergencies __x_Revised Annual Statement

_x_Performance and Evaluation Report for Program Year Ending 9/30/03 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/03	Expended a/o 9/30/03
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	1,139,649	1,139,649	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**1,139,649**	**1,139,649**	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:
Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-03

Federal FY of Grant:
FFY03

Dev. No. Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
	Development	149900 000000		1,139,649	0	0	0	0	Planning use of funds
				1,139,649	**0**	**0**	**0**	**0**	