OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

Boston Housing Authority Plans

Annual Plan for Fiscal Year 2004
(BHA Fiscal Year 2005)

Filename (ma002v02)

April 30, 2004

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

PHA Plan
Agency Identification

PHA Name: Boston Housing Authority

PHA Number: MA002

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

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
☐ 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 – Planning Department
☒ PHA development management offices – limited attachments
☐ 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 Sq. Branch, Gov. Doc's Dept.
☒ PHA website – www.bostonhousing.org
☐ Other (list below)

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

☒ Main business office of the PHA – Planning Department
☐ PHA development management offices
☐ Other (list below)

Annual PHA Plan
HUD Fiscal Year 2004
BHA Fiscal Year 2005

[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 PHA 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 FY2004 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:

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. 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 are complete. A relocation plan has been approved and implemented. The BHA maintains a relocation committee that meets on a weekly basis to ensure that resident concerns are addressed. Construction is expected to begin in elderly/disabled developments in December 2003 and in family developments in March 2004.

Previously planned capital projects will be delayed at many sites unless the BHA receives additional funding. The BHA will keep residents informed about construction schedules and capital improvements as this project goes forward.

Community Service Requirement

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. Residents will become subject to the requirement on October 31, 2003. All residents will be informed of the implementation of the community service requirement. Those residents who appear to be required to perform community service will be sent an information sheet that provides a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified. 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.

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 3 through December 18. 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 will be held December 16 at 6:00 p.m. at Roxbury Community College Media Arts Center. 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 73

☒ B- FY 2004 Capital Fund Program Annual Statement Summary (ma002b02)

☒ D- FY 2000 CFP Annual Statement: Implementation Schedule (ma002d02)

E- Physical Needs Assessment (ma002e02)

F- Management Needs Assessment (ma002f02)

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

☒ G- Implementation of Community Service Requirements 74

☒ I- 5 Year Plan Progress Report (ma002i02)

☒ J- Resident Advisory Board Members 83

Optional Attachments:

- ☒ H- PHA Management Organizational Chart 75
- ☒ K- FY 2004 Capital Fund Program 5 Year Action Plan (ma002k02)
- ☒ L- 5 Year Action Plan Part I: Summary (continued) (ma002l02)
- ☒ M- 5 Year Action Plan Part II: Physical Needs (ma002m02)
- ☒ N- 5 Year Action Plan Part III: Management Needs (ma002n02)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ O- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ma002o02)
- ☒ Other (List below, providing each attachment name)
- ☒ P- RASS Survey Response 76
- ☒ R- Section 8 Homeownership Capacity Statement 82
- ☒ S- Section 8 Project Based Voucher Program 84
- ☒ T- Voluntary Conversion Initial Assessment 88
- ☒ U- Site Based Waiting List Assessment 89
- ☒ W- Perform. and Eval. FFY 1999 RHF Summ. & Supp. Pages (ma002w02)
- ☒ X- Perform. and Eval. FFY 2000 RHF Summ. & Supp. Pages (ma002x02)
- ☒ Y- Perform. and Eval. FFY 2000 Summ. & Supp. Pages (ma002y02)
- ☒ Z- Perform. and Eval. FFY 2001 RHF Summ. & Supp. Pages (ma002z02)
- ☒ AA- Perform. and Eval. FFY 2001 Summ. & Supp. Pages (ma002aa02)
- ☒ BB- Perform. and Eval. FFY 2002 RHF Summ. & Supp. Pages (ma002bb02)
- ☒ CC- Perform. and Eval. FFY 2002 Summ. & Supp. Pages (ma002cc02)
- ☒ DD- Perform. and Eval. FFY 2003 RHF Summ. & Supp. Pages (ma002dd02)

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	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Admissions and Continued Occupancy Policy for the Public Housing Program; A&O for the HOPE VI sites	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
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 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ 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 Administrative Plan	Annual Plan: Grievance Procedures
X	The 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,	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
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 Administrative 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 and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. 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	Seniors in Public Housing report from Gerontology Institute	Annual Plan: Community Service Program

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	BHA Police Department Manual and Memorandum of Understanding regarding Boston's Public Housing Developments and the Long Term Strategy for Implementing Neighborhood Policing between the City of Boston and the Boston Housing Authority	Annual Plan: Safety and Crime Prevention
X	Comprehensive list of all of the properties (with lot addresses) in line for disposition at Orchard Park and 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	Maintenance and Work Orders Standard Procedures for Family Maintenance Operations	Annual Plan: Operation and Management
X	IT Needs Assessment	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 PHA

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	Locatio n
Income <= 30% of AMI	50,714	31.77%	5	3	2	2	N/A	1	N/A
Income >30% but <=50% of AMI	24,043	15.06%	5	3	2	2	N/A	2	N/A
Income >50% but <80% of AMI	24,006	15.04%	4	3	2	2	N/A	2	N/A
Elderly	23,722	14.86%	4	3	2	2	N/A	*	N/A
Families with Disabilities	7,981	5.00%	3	4	2	2	N/A	*	N/A
Black Non-Hispanic Households	34,586	21.67%	4	3	2	2	N/A	*	N/A
Hispanic Households	21,105	13.22%	5	3	2	2	N/A	*	N/A
All Minority Households	74606	46.74%	4	3	2	2	N/A	*	N/A
All Renter Households	159,621	100%	4	3	2	2	N/A	1	N/A

* No information available upon which to base this assessment.

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 7/1/2003 to 6/30/2006

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information) Analysis conducted in consultation with personnel from the City of Boston's Department of Neighborhood Development

B. 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 Waitlist Turnover
Waiting list total	8221		1500*
Extremely low income <=30% AMI	7985	97.13%	
Very low income (>30% but <=50% AMI)	210	2.55%	
Low income (>50% but <80% AMI)	26	0.32%	
Families with children**	4145	50.42%	
Elderly families**	432	5.25%	
Families with Disabilities**	348	4.23%	
White Hispanic	1925	23.42%	
White Non-Hispanic	2518	30.63%	
Black Hispanic	32	0.39%	
Black Non-Hispanic	3078	37.44%	
American Indian Hispanic	2	0.02%	
American Indian Non-Hispanic	50	0.61%	
Asian/Pacific Island Hispanic	6	0.07%	
Asian/Pacific Island Non-Hispanic	193	2.35%	
Non categorized	417	5.07%	

*At this time, the BHA has utilized all of its allocated vouchers. The only availability for new issuance of vouchers will be as current participants in the program end their participation. The BHA estimates that approximately 1500 applicants will be removed from the wait list over the next year.

Housing Needs of Families on the Waiting List

**The BHA had 3378 Single applicants on the waiting list. In addition there were 82 instances of families that fit into more than one category.

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 10/02/03

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 Waitlist Turnover
Waiting list total	15,787		5300
Extremely low income <=30% AMI	13,363	84.65%	
Very low income (>30% but <=50% AMI)	2,083	13.20%	
Low income (>50% but <80% AMI)	341	2.16%	
Families with children*	8,101	51.31%	
Elderly families*	534	3.38%	
Families with Disabilities*	1,387	8.79%	
White Hispanic	3,874	24.54%	
White Non-Hispanic	2,360	14.95%	
Black Hispanic	1,030	6.52%	
Black Non-Hispanic	6,507	41.22%	
American Indian Hispanic	93	0.59%	
American Indian Non-Hispanic	114	0.72%	
Asian/Pacific Island Hispanic	39	0.25%	
Asian/Pacific Island Non-Hispanic	1,566	9.92%	
Non categorized	204	1.29%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6,609	41.86%	2219
2 BR	6,208	39.32%	2084

3 BR	2,645	16.75%	888
4 BR	298	1.89%	100
5 BR	25	0.16%	8
6 BR	2	0.01%	1

*The BHA had 5987 Single applicants on the waiting list. In addition there were 222 instances of families that fit into more than one category.

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 10/02/03

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 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: Continue the Mayor's "Leading the Way" Initiative, which focuses on vacant unit reclamation and creation of new public housing units wherever possible. Please note update to 5 Year Progress Report or refer to final Leading the Way report issued by the City of Boston.

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: Utilize Replacement Housing Factor funds to create new public housing units.

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. *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%.*
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. *However, given the demographics of the Section 8 wait list it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.*
☐ 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 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 housing needs
☒ Other: As necessary affirmatively market to races/ethnicities shown to have disproportionate needs in the administration of site based waiting lists in the public housing program (see ACOP).

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	43,363,033	
1b. Public Housing Capital Fund	$30,964,600	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$153,239,622	
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)		
Senior Services Coordinators	$227,000	Supportive Services
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/RHF	$25,665,206	
2b. Resident Opp. and Self Sufficiency	$461,250	Supportive Services
3. Public Housing Dwelling Rental Income	$27,438,444	Operations
4. Program income (BHCIC)	$1,299,385	Capital
4a. Investment income	$200,000	Operations
4b. Non-dwelling rent, Vending/Laundry machines	$150,000	Operations, Social Services
5. Non-federal sources (list below)		
6. Donations	$20,000	Social Services
Total resources	$283,028,540	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(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: (describe) At the time of preliminary application as well as 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 (describe) 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, by phone, via e-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? 52 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? 16 Federal Family Developments (plus Heritage Elderly/Disabled site-based wait list that will be expanded to include a Family site-based waiting list.)

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: BHA website (www.bostonhousing.org), mail, phone, and via e-mail
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
☐ 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: (list below)

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 (Disaster, Government Action, Action of Housing Owner [No-Fault Court-Ordered Eviction Only], Inaccessibility [Disabled Applicant Only], Property Disposition, Condemnation, 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 or hate crimes

☒ Other preference(s) (list below)

- Disabled persons whose household requires a one-bedroom unit (family housing program only)
- Imminent Landlord displacement (for Elderly/Disabled housing program only)
- Designated Housing Preference (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

1 Victims of domestic violence
Substandard housing

2 Homelessness

3 High 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 upward mobility programs
☒ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

- 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 policy
☒ PHA briefing seminars or written materials
☒ Other source (list): BHA website (www.bostonhousing.org), BHA Reasonable Accommodation in Housing Policy, BHA Pet Policies

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☒ 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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing

☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete 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 (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☐ Criminal or drug-related activity
☒ Other: Former landlord name and address upon request by prospective landlord as required by federal regulation.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☐ None
☐ Federal public housing
☒ Federal moderate rehabilitation
☒ Federal project-based certificate program
☐ Other federal or local program (list below)

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-Occupancy Department, website (www.bostonhousng.org), mail, phone, via e-mail

☒ 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:
VOUCHER TERM LENGTH, TOLLING, EXTENSION, EXPIRATION, AND WITHDRAWAL

1. Term Length

The BHA issues vouchers with an initial term of 120 days and with no extensions. Vouchers expire at the end of 120 days unless the initial term is tolled or extended for specific reasons as provided in the following paragraphs.

2. Tolling Policy

There may be circumstances where the one hundred and twenty day search period or extension thereof is subject to tolling. A voucher will be tolled when a family submits a Request for Tenancy Approval (RTA) form. The tolling time will accrue until such time as the RTA is no longer valid, for example, because the unit may not be approved because it did not pass the BHA's inspection and the owner refuses to make the necessary repairs. The Leasing Officer will notify the voucher holder of the resumption of the voucher and the new expiration date of the voucher based on the addition of the tolled period to the voucher search period by mailing the voucher holder a copy of an Agency Determination form indicating that the tenancy may not be approved and the reason for the decision.

If a family submits a Request for Tenancy Approval, but the department fails inspection and the owner needs more time to bring it up to acceptable condition, or if the apartment cannot be inspected immediately (e.g.; if the apartment is being rehabilitated), the Leasing Officer may give

the owner reasonable time to make repairs. The BHA has sole discretion in deciding what is a reasonable time.

The BHA may also toll a voucher when credible evidence of an extenuating circumstance which prohibits the family from using the voucher exists and/or as a reasonable accommodation. The BHA will toll the voucher for a reasonable time considering each particular voucher holder's situation. The BHA has sole discretion in deciding what is a reasonable time.

3. Extension

The Boston Housing Authority shall use its discretion to grant a family requesting an extension of a voucher search term beyond the initial one hundred and twenty day (120) voucher search term. The BHA will grant an extension of said term by written notice to the family. Unless otherwise noted (paragraphs 1, 2, 3, and 4 below) an extension will be granted for an additional ninety (90) days. The BHA may grant extensions under each of the following categories as circumstances warrant. Extensions will be granted in circumstances where during the initial voucher search term:

1) The family or individual was not able to actively search for housing due to extenuating circumstance beyond the control of the voucher holder (such as fire, flood, or other natural disaster, or death in the family that required that the voucher holder travel out of the state) during the initial 120 day search period. Under these circumstances, the Boston Housing Authority will extend the search period for as many days as an applicant was not able to actively search for housing;

2) Voucher holder suffered from severe medical difficulties, an unexpected illness or hospitalization (including entering a rehabilitation program) during the initial 120 day search period. Under theses circumstances, the Boston Housing Authority will extend the search period for as many days as an applicant was hospitalized, in a rehabilitation center, or incapacitated due to illness.

3) If the family needs and requests an extension of the initial voucher term as a reasonable accommodation for an individual with a disability or handicap as defined under applicable federal or state law. The Boston Housing Authority will extend such voucher term as is reasonable so that the program may be accessible to an individual with a disability or handicap. A request for reasonable accommodation shall be considered "reasonable" as long as it does not create an undue financial hardship or administrative burden or constitute a fundamental alteration in a rental assistance program. The BHA may seek expert advice from medical or other professionals as to the needs of the person requesting reasonable accommodation. For further details regarding the Leased Housing Division's policy regarding reasonable accommodation please

see the Leasing Housing Division's "Reasonable Accommodations in Rental Assistance Policies and Procedures (RARAPP)";

4) In cases of alleged discrimination where the family has filed a complaint with either the United States Department of Housing and Urban Development (HUD), the Massachusetts Commission Against Discrimination (MCAD), or a municipality's Fair Housing Commission, the Authority will extend the client's voucher for an additional one hundred and eighty (180) days pending resolution of the matter or a finding of probable cause;

5) A Section 8 Program Voucher will be extended beyond the initial 120 day search period of one (1) and only one additional hundred and eighty (180) days pending resolution of the matter or a finding of probable cause;

4. Expiration

The family's Voucher expires automatically on the date indicated on the Voucher unless the family submits a "Request for Tenancy Approval." The BHA does not warn instrument holders of impending expiration or notify them of expiration.

5. Withdrawal

The BHA may withdraw the family's Voucher before it expires if the BHA finds that after it was issued that the family was ineligible at the time of certification based on fraud or false representations. Additionally, a voucher may be withdrawn if it is discovered that the family gave the instrument to another person with the intention of transferring subsidy, and/or otherwise conducted themselves in such a manner as to merit disqualification from participation in the program, and/or in accordance with 24CFR Part 982.551, 982.552, and 982.553.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (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) (list below)

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

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

Other preferences (select all that apply)

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

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 jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☒ Other: Individual program mailings (i.e. FSS program marketing), advocacy group meetings, support service groups

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices
☒ Other: Press releases and Marketing to targeted support service groups

4. PHA 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 higher 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) (select one)

☐ 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 (select all that apply)

☐ 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:

1. Between income reexaminations, how often must tenants report changes 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: Flat Rents for HOPE VI developments at Orchard Commons and Orchard Gardens have been approved by the BHA and were implemented in April 2001. Flat Rents for Mission Hill have been approved by the BHA and were implemented in January 2002. For updated flat rent information, contact the respective management offices.

The BHA updated flat rents in October 2003. There was no change to the flat rent policy. The BHA establishes flat rents by taking 70% of Fair Market Rents as determined by HUD.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **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

Describe the voucher payment standards and policies**.**

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☒ 100% of FMR *Above 100% if HUD approved, as a reasonable accommodation for a person with disabilities

☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other: Market conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☒ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. (See table of contents for file name.)

☐ 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	
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 PHA 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 Unit/Voucher Turnover
Public Housing	*10,228	1,060
Section 8 Vouchers (and Project based Certificates)	**10,743	600
Section 8 Certificates	0	
Section 8 Project Based Voucher Program	***150	25
Section 8 Mod Rehab	791	60
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	10
Family Unification Program	****300	5
Welfare to Work	****300	10
NAACP	****400	10
Grandfamilies Program	****50	3
Other Federal Programs (list individually)		
Elderly and Disabled Resident Services Program	2,200	-N/A-
Supportive Housing Services Program	80	15
Community Entrepreneur Program (ROSS-funded)	10	-N/A-
HOPE VI Resident Services Program	1,447	-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 10/01/03

* total federal development only anticipated occupancy on 4/1/04.
**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.
***The overall number of project based vouchers to be utilized during this fiscal period is 639.
***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.

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
- Confidentiality & Confidentiality Agreement Policy
- Drug Free Workplace Policy
- Minority Participation Policy

- Procurement Policy
- Resident Employment Provision
- Sexual Harassment Policy
- Technology Resources Usage Policy (E-mail)
- Tenant Grievance Procedures
- Tobacco Free Workplace 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. PHA 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 publidhousing?

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 at Attachment (See Table of Contents for name)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (See Table of Contents for 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 (complete one set of questions for each grant)

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

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

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

☒ 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) With RHF monies
(iii) Planning/Feasibility study 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 or activities below:

RHF Plans are available for review in the BHA Planning Department. Projects include the following for the first increment:

- Part of the first increment RHF Funds ($3.5 million) will be used as part of the funding to build replacement public housing units at Phase III of the Maverick HOPE VI redevelopment.
- The BHA will be submitting a proposal for the other part of the first increment RHF funds ($3.4 million) to the appropriate HUD office for approval under a separate submission.

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: 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 whether to move forward and if this disposition falls under the jurisdiction of the Annual Plan.

Demolition/Disposition Activity Description

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. The BHA is still determining if this disposition falls under the jurisdiction of the Annual Plan.

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 is currently pursuing plans to develop new housing units on these parcels to provide first time homeownership opportunities under the Orchard Garden 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. The project is moving forward with a summer '04 construction start. The building will be demolished after disposition to the JPNDC. The SAC has therefore advised us that a separate demo application is not required.

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.

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: Franklin Hill 1b. Development (project) number: 109
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: 366 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:
Note: As part of expected HOPE VI NOFA FY03.
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. Due to the possible higher cost of rehabilitation, the BHA may apply for approval to demolish the former Martha Eliot Health Center and construct a new building.

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 below.

Designation of Public Housing Activity Description
1a. Development name: All Elderly/Disabled Program Developments (See supplemental table below) 1b. Development (project) 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 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?

6. Number of units affected: 3828
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 2004 plan: In accordance with the Designated Housing Plan, BHA revises on an annual basis the developments designated for elderly-preference points. BHA may be applying for an extension of the Designated Housing Plan during this Plan year.

Designation of Public Housing: Supplemental Table

Development	Address	Units (Occup'd)*	Disabled HH	Elderly HH	Elderly Pref.
Amory Street	125 Amory Street, Jamaica Plain	147	62	85	**Y**
Annapolis	52 Summer Street, Dorchester	53	17	36	**Y**
Ashmont	374 Ashmont Street, Dorchester	50	16	34	**Y**
Ausonia	185 Fulton Street, Boston	92	28	64	**Y**
Bellflower	24 Bellflower Street, Dorchester	93	23	70	
Codman Square	784 Washington Street, Dorchester	94	32	62	**Y**
Davison	101 Davison Street, Hyde Park	45	18	27	**Y**
Eva White	440 Tremont Street, Boston	98	22	76	
Foley Apartment	199 "H" Street, South Boston	89	24	65	
Frederick Douglass	755 Tremont Street, Roxbury	67	27	40	**Y**
General Warren	114 Rutherford Street, Charlestown	93	30	63	**Y**
Groveland	15 MM Beatty Circle, Mattapan	45	22	23	**Y**
Hampton House	155 Northampton Street, Roxbury	66	34	32	**Y**
Hassan	705 River Street, Mattapan	87	36	51	**Y**
Heritage **	209 Summer Street, East Boston	243	81	162	**Y**
Holgate	125 Elm Street, Roxbury	80	34	46	**Y**
JJ Carroll	130 Chestnut Street, Brighton	63	17	46	
Joseph C. Malone	11 Gordon Avenue, Hyde Park	90	31	59	**Y**
Lower Mills	2262 Dorchester Avenue, Dorchester	166	61	105	**Y**
Meade	5 Melville Avenue, Dorchester	39	11	28	
Pasciucco	330 Bowdoin Street, Dorchester	77	31	46	**Y**
Patricia White	20 Washington Street, Brookline	209	32	177	
Peabody	1875 Dorchester Avenue, Dorchester	89	28	61	**Y**
Pond Street	29 Pond Street, Jamaica Plain	42	20	22	**Y**
Rev. M. L. King Towers	280 MLK Avenue, Roxbury	101	35	66	**Y**
Rockland	5300 Washington St., W. Roxbury	66	27	39	**Y**

Roslyn	1 Cliffmont Street, Roslindale	106	28	78	
Spring Street	23 Spring Street, West Roxbury	97	24	73	
St. Botolph	70 St. Botolph Street, Boston	129	63	66	**Y**
Torre Unidad	80 West Dedham, Boston	186	64	122	**Y**
Walnut Park	Columbus Avenue, Roxbury	137	59	78	**Y**
Washington Manor	1701 Washington Street, Roxbury	55	27	28	**Y**
Washington Street	91/95 Washington Street, Brighton	80	25	55	**Y**
West Ninth Street	195 West Ninth Street, South Boston	79	14	65	

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

**20 family units not included in these counts

Updated 10/01/03

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 below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application

(date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

☐ Requirements no longer applicable: vacancy rates are less than 10 percent

☐ Requirements no longer applicable: site now has less than 300 units

☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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.)

2. Program Description:

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

In accordance with the regulations promulgated 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.

The Leased Housing Department has partnered 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 has dramatically expedited the implementation of this program. The partnership has strengthened and effectively broadened the impact of homeownership opportunities within the City by providing services, support and expertise in a myriad of areas.

ELIGIBILTY ISSUES

The homeownership option has and will continue to 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. PHA 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 has 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? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	**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)**
Elderly and Disabled Resident Services Program	2,200	Open to all applicants	Development Office	Public Housing
Supportive Housing Services Program	80	Waiting list	Justice Resource Institute (16) Vinfen (19) Latino Health Institute (17) Elders Living at Home (28)	Public Housing
Community Entrepreneur Program (ROSS-funded)	10	Specific criteria	Development Office	Public Housing
HOPE VI Resident Services Program	1,447	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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	69	256

(As of 10/1/03)

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 listed in Table of Contents for a summary of the BHA's strategy for Implementation of Public Housing Resident Community Service Requirements.

13. PHA 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)

☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☒ High 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? (list below)

Family Developments

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

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

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors

☒ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below)
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? (list below)
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? (list below)
All Developments

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR 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?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

17. PHA 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: (list below)

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?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached (See Table of Contents " Comments of RAB and Public)
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

The 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 in Section 1 that it was reporting on annual waitlist turnover. In Section 5, the BHA provided an expected unit/voucher turnover figure on the Section 8 Moderate Rehabilitation program. The BHA added the following as supporting documents to the plan: Standard Operating Procedures for Family Maintenance Operations; and Seniors in Public Housing report from the Gerontology Institute. The BHA also made available in the Planning Library copies of the first and second increment Replacement Housing Factor fund plans.

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 and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 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**

have retained the long-term affordability of this property and secured 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 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 remains 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. 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. In addition, the BHA in conjunction with the Fair Housing Commission of the City of Boston has commenced the leasing of 400 Skinner Section 8 Housing Choice Vouchers. The major goal of this program is for families to find housing in low poverty areas both within and outside the City of Boston. All participating families under this program receive special counseling services.**
- 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 Martinez and Boston Mayor Thomas Menino**. The BHA has implemented a Section 8 Homeownership Program as described herein as of 06/10/02. This program allows 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.**

- 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 39 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 which will involve a total of 15 units in the Family housing program.**
- Frail Elderly: There is a moderate and growing need for additional supportive services and/or access to assisted living facilities for frail elderly person. Many of these persons will not be able to continue to live independently without some additional assistance with daily living activities. The city will strongly support requests to HUD under the Section 202 program for new supportive housing for elderly and frail elderly persons and for service coordinators under existing Section 202 projects. **The BHA Elderly/Disabled Resident Services Program provides resident service coordinators at many Elderly/Disabled developments to coordinate supportive services. These services are instrumental in enabling elderly residents to live independently for longer. 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. The ROSS Grant has been funded through the next fiscal year.**
- 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**

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. The BHA has trained approximately 175 employees on compliance with the ADA and Section 504. In November 2003, the first group of accessible units will come on-line.

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 Boston Police Department to provide above baseline services utilizing the community-policing model. Effective September 13, 2003 the BHA will lose the services of the Municipal Police Officers that were assigned to patrol our public housing developments. 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 BHA's Community Services Department for the 3rd consecutive year will participate in the Mayor's Earned Income Tax Credit Campaign, dedicated to encouraging all eligible residents to receive free tax preparation services and to file for the earned income tax credit (EITC). The EITC is one means by which residents can increase their incomes without having to work any harder than they already do! This year's campaign will also increase the services offered to increase families' financial literacy. 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.**

☐ Other: (list below)

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 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:

- A change which would significantly effect current rent or admissions policies or organization of a waiting list in the Section 8 or Public Housing programs;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) over $3 million or 10% of total CFP, whichever is less or change in use of replacement reserve funds under the Capital Fund;
- A substantial change to the demolition or disposition, designation, homeownership programs or conversion activities as described in the presently approved Agency or Five-Year Plan.

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 Plans.

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. 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 informed of the implementation of the community service requirement. Those residents who appear to be required to perform community service will be sent an information sheet that provides a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

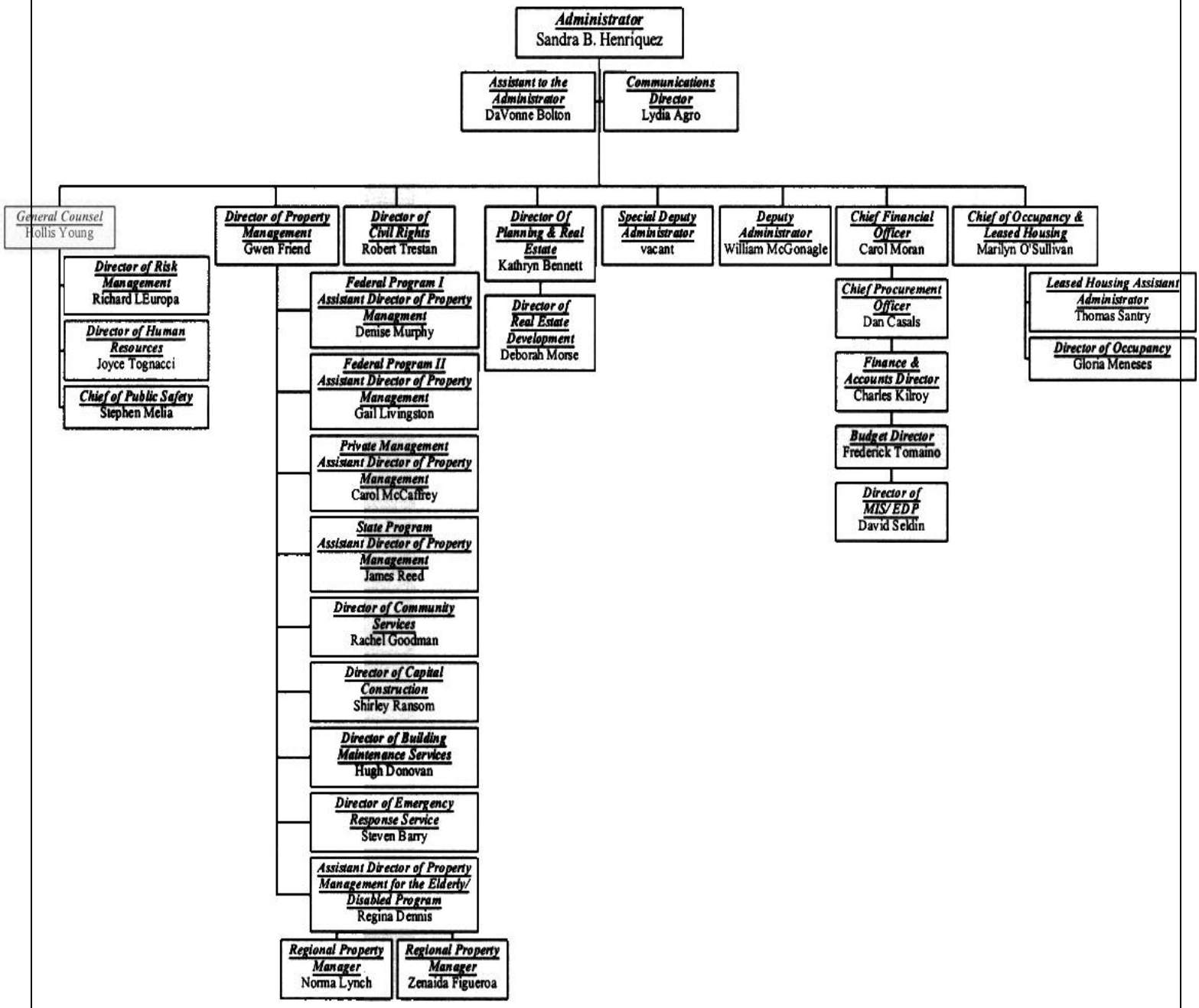
Residents will become subject to the requirement on October 31, 2003.

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.

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. 9/03

Boston Housing Authority
Organizational Chart



RASS SURVEY RESPONSE

A new RASS survey was completed during the fall of 2002. The BHA received results May 2003.

The BHA met the threshold for resident satisfaction in two areas – Maintenance (77%) and Services (83 but did not meet it for Communications (70 %), Neighborhood Appearance (65 %) or Safety (69 %). Although they still did not meet the HUD-prescribed threshold the scores on Neighborhood Appearance and Safety both increased over last year.

In accordance with HUD regulations, Improvement Plans are required for each area that did not meet the resident satisfaction threshold of 75%. 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.

COMMUNICATION

Average scores in this section ranged from a low of 69.1% to a high of 77.7%. Scores were essentially the same 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?	74.9%
The Rules of your lease?	77.7%
Meetings and events	74.6%
Do you think management is:	
Responsive to your questions and Concerns?	69.1 %
Courteous and professional with you?	74.8 %
Supportive of your resident/tenant organization?	72 %

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 stayed the same 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.

- 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 have developed an internet site. In fact, we are concerned that in the past two years we have sent too many notices, especially as we implemented the myriad of new requirements from HUD. We sent notices with rent bills in nearly every rent bill sent during 2001 and at least that 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. Although BHA staff continues to work with LTOs and to help developments without an LTO to organize, cuts in funding have greatly reduced the community service staff available to work on these issues.

- 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. Unfortunately because of the HUD-mandated 504 VCA there is little or no money available for capital projects this year. Although we meet with residents to review the issues, they are not happy with what is being communicated.

- 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.

Communication will continue, although as long as the messages being communicated- decreases in supportive services, capital improvements and additional responsibilities such as community service- are unpleasant it is reasonable to assume that residents will express dissatisfaction with BHA communication.

SAFETY

On safety, the BHA received a rating of 69 %; this is 4% higher than the last survey.

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. Although the elimination of PHDEP funding caused most BHA-operated youth programs to be ended, the authority has worked with other organizations to provide youth programs on site or to identify nearby programs for BHA young people. 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 will 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 meetings have been going on in the past year and in support of this effort the BHA will be emphasizing resident responsibility. However, the hardware needed to properly secure the buildings with resident cooperation are not universally available because of delays in the capital plan caused by 504.
- 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 were especially proud of the 11% increase in the number of residents who are aware of these programs that was recorded in last year's survey. The same question was not scored this year.

HOUSING DEVELOPMENT APPEARANCE

The BHA received an overall score of 65% in this category an increase of 3% 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):	62.7%	-2%
Exterior of buildings	68.9%	-1.4%
Parking Areas	64.5%	+1%
Recreation Areas (for example, playgrounds and other outside facilities)	67.1%	+.1%

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

Abandoned cars	84.8%	+5.1%
Broken glass	83.3%	-.4%
Graffiti	84.6%	+3%
Noise	69%	+3.6%
Rodents and insects (indoors)	68.9%	+.3%
Trash/litter	73.4%	+2.3%
Vacant Units	85.4%	-.2%

Again, we interpret the ratings in the second set of questions above to be essentially positive – so that only 15.2% of residents, for instance, felt that abandoned cars were a problem, and 84.8% did not.

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 – are 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. Budget cuts have forced BHA to eliminate most landscape contractors so almost all grounds maintenance is now done by BHA staff. These are the same individuals who have been and remain responsible for hallway cleaning as well. 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. Last 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. This effort will continue.

- 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.

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 under its Section 8 Homeownership program requires program participants to obtain financing which shall comply with underwriting standards in conformity with the secondary market or generally accepted private underwriting standards. Participants are 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 waiver of the within requirement. The BHA shall review and render a decision on said nonconforming financing proposal within a reasonable time.

Participants are 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 & ALTERNATES

Elected May 2003

Title	FirstName	LastName	S8/ Fam/ Eld	Development
Mr.	Philip	Askew	S8	Section 8
Ms.	Marie	Aurelien	S8	Section 8
Ms.	Dolly	Battle	F	Whittier Street Apartments
Ms.	Barbara	Bowie	F	W. Newton Street
Ms.	Mary	Bragdon	F	Old Colony
Ms.	Edna	Bynoe	F	Orchard Gardens
Mr.	Aramis	Camps	F	Commonwealth
Ms.	Marcia	Colon	S8	Section 8
Ms.	Phyllis	Corbitt	F	Old Colony
Ms.	Donna	Criel	F	Faneuil
Ms.	Remona	Davis	F	Gallivan
Ms.	Lisa	D'Ambrosio	F	Mary Ellen McCormack
Mr.	Jose	Dominquez	F	Charlestown
Mr.	Gary	Griffin	E	Malone
Ms.	Gayle	Guilford	S8	Section 8
Ms.	Dorothea	Guild	S8	Section 8
Mr.	Theodore	Hampton	E	St. Botolph
Mr.	Prince	Haraway	E	Amory Street
Ms.	Ruth	Hardiman	E	Lower Mills
Ms.	Theresa	Johnson	E	Frederick Douglass
Ms.	Wanda	Jusino	F	Commonwealth
Ms.	Brenda	King	S8	Section 8
Ms.	Dorothy	Lepore	F	Fairmount
Mr.	Puro	Martinez	S8	Section 8
Mr.	Jose	Mateo	S8	Section 8
Mr.	Joseph	McGee	E	Hassan
Ms.	Maria	Miranda	S8	Section 8
Ms.	Bernice	Pattow	E	Patricia White
Mr.	Marcus	Payne	E	Holgate
Ms.	Fany	Pierre	S8	Section 8
Mr.	Carl	Purdy	E	Holgate
Ms.	Doris	Robinson	S8	Section 8
Mr.	Melvin	Rodriguez	S8	Section 8
Ms.	Peggy	Santos	F	Franklin Field
Ms.	Ernestine	Simmons	S8	Section 8
Ms.	Mary	Smith	E	St. Botolph
Ms.	Mary	Spalding	E	Lower Mills
Ms.	Mireille	Tushiminina	S8	Section 8
Ms.	Maria	Vieria	S8	Section 8
Ms.	Barbara	Wallace	F	Faneuil
Ms.	Della	Webb	E	Frederick Douglass
Ms.	Diane	Williams	F	Alice Taylor
Mr.	John	Young	E	Franklin Field Elderly

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 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 10,743 tenant-based units, 20% would equate to 2,148 units.

The BHA has approved or has applications for a total of 660 Project Based units as is indicated on the attached chart.

General Locations of Projects

The BHA may grant 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 greater than 20% unless there is evidence that the project will further deconcentration goals. HUD must approve all requests for exceptions to this requirement.

As of September 30, 2003, the BHA has active requests for Project Based units in 38 developments. These 38 developments are identified in the attached chart. The current status (September 30, 2003) as well as other information relating to the development is set forth on the chart.

FY 2003: Section 8 Project Based Assistance Requests-

Project Name	Neighbor hood	Developer	Units	PBV Units	Poverty Waiver
Algonquin Street	South Dorchester	Pine Street Inn	8	8	Needed
Amory Street 89-95	Roxbury	Urban Edge Housing Community	64	16	Needed
Bowdoin Manor	Central	Commonwealth Land Trust	120	72	Not Needed
Catherine Gallagher	Jamaica Plain	BOTH/JPNDC Community Init.	34	8	APPROVED
Columbia West	North Dorchester	New Atlantic	46	26	Needed
Columbus Avenue 2055	Roxbury	Forward, Inc.	44	5	Needed
Dartmouth Hotel	Roxbury	Nuestra Communidad	65	30	Needed
Dunmore Place	Roxbury	Casa Esperanza	6	6	APPROVED
Egleston Crossing	Roxbury	Urban Edge	64	26	Needed
Eustis Street 290 & 300	Roxbury	Casa Esperanza	9	9	Needed
Everett Street 33	Allston / Brighton	Allston Brighton CDC	50	13	Needed
Foley	Mattapan	Trinity Financial	98	24	Not Needed
GrandFamilies	Roxbury	BAC YOU	27	7	Needed
Harvard Commons/Boston State	Roslindale	Cruz Development	45	35	APPROVED
HOPE Boston's	Roxbury	BAC-YOU	41	40	APPROVED
Howard Dacia Coop	Roxbury	Nuestra CDC	26	8	APPROVED
Liberty Place	Central	Charles E. Smith Residential Realty	419	10	Needed
Mattapan Heights II A	Mattapan	Trinity Financial	83	29	Not Needed
Metropolitan	Central	EA Fish	133	13	APPROVED
Mishawum Assisted Living	Charlestown	EA Fish	66	20	Not Needed
Moreland St	Roxbury	Moreland Affordable Housing Corp	12	3	Needed
Morville House	Fenway / Kenmore	Episcopal City Mission	179	30	Needed
Mount Vernon Street Housing	North Dorchester	Corcoran Jennison Company, Inc.	336	8	Needed
Pleasant Street 136	North Dorchester	Pine Street Inn	6	6	Not Needed
Rockvale Circle	Jamaica Plain	JPNDC	15	8	Not Needed
Rollins Square	South End	Archdiocese	184	37	APPROVED

RTH Community Apartments	Jamaica Plain	Roxbury Tenants of Harvard	20	5	Needed
Ruggles Street 25	South End	New Atlantic	43	35	Needed
St. John of God / Seton Manor	Allston / Brighton	Archdiocese/Fish	19	19	Needed
St. John of God /Providence House	Allston / Brighton	Archdiocese/Fish	41	10	APPROVED
Talbot Bernard	Roxbury	Codman Square CDC	44	13	Needed
Trinity Terrace	South Dorchester	Trinity Financial	62	16	APPROVED
Upham Corner Market	Roxbury	New Atlantic	45	14	APPROVED
Walnut Community House	Roxbury	Walnut Housing LLC	37	10	Not Needed
Warren Street 516	Roxbury	VBCDC	9	8	Needed
Westland Avenue 65	Fenway / Kenmore	Fenway CDC	96	19	Needed
Wise Street	Jamaica Plain	Friends of Boston Homeless	6	6	APPROVED
Ziegler Street 131	Roxbury	Pine Street	8	8	Needed
Total			2610	660	

Future Siting of Section 8 Based Voucher Projects: Strategic Investment

At the present time, the BHA is not soliciting any additional proposals for Project Based units. However, the BHA reserves the right to solicit additional proposals during the time period of this agency plan.

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.

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 ($594) and capital ($206) for a total of $800 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 approximately 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	358
Bromley Park	534
Cathedral	320
Charlestown	1019
Commonwealth	371
Franklin Field	338
Franklin Hill	353
Heath Street	180
Highland Park	26
Lenox Street	265
Mary Ellen McCormack	981
Old Colony	816
Rutland Street	13
Washington / Beech	252
West Newton Street	125
Whittier Street	194

Assessment of Site-Based Waiting List Development 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 and market rate 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	Sept. 1999 Percent	Race/Ethnicity	Sept. 2003 Percent	Percent Change from 1999 to 2003
American Indian	.5	American Indian	.6	20.0%
Asian	9.1	Asian	9.3	2.2%
Black	46.5	Black	45.5	-2.2%
Black/Hispanic	2.1	Black/Hispanic	2.1	0.0%
Hispanic/White	8	Hispanic/White	8.4	5.0%
Hispanic/No Ethnicity Given	15.3	Hispanic/No Ethnicity Given	16.0	4.6%
Unknown	14.1	Unknown	13.9	-1.4%
White	4.4	White	4.2	-4.5%
Total	100	Total	100	

Orchard Commons

Race/Ethnicity	June 1999 Percent	Race/Ethnicity	Sept. 2003 Percent	Percent Change from 1999 to 2003
White (not of Hispanic origin)	2.5	White (not of Hispanic origin)	2.4	-4.0%
Black (not of Hispanic origin)	43.3	Black (not of Hispanic origin)	41.5	-4.2%
Hispanic	38.3	Hispanic	39.5	3.1%
Asian or Pacific Islander	5.1	Asian or Pacific Islander	5.8	13.7%
American Indian or Alaskan Native	.7	American Indian or Alaskan Native	0.5	-28.6%
Refused	10.2	Refused	10.2	0.0%
Total	100	Total	100	

Orchard Gardens

Race/Ethnicity	June 1999 Percent	Race/Ethnicity	Sept. 2003 Percent	Percent Change from 1999 to 2003
White (not of Hispanic origin)	2.5	White (not of Hispanic origin)	2.4	-4.0%
Black (not of Hispanic origin)	43.3	Black (not of Hispanic origin)	41.5	-4.2%
Hispanic	38.3	Hispanic	39.5	3.1%
Asian or Pacific Islander	5.1	Asian or Pacific Islander	5.8	13.7%
American Indian or Alaskan Native	.7	American Indian or Alaskan Native	0.5	-28.6%
Refused	10.2	Refused	10.2	0.0%
Total	100	Total	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	
	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	

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				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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				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	

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				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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				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	

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				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	

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				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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				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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				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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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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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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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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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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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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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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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:
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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	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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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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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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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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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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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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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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				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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				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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				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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				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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				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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				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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				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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				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	

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	
	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	

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	
	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	

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	
	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	

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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	
	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 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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		5,600,000					
2-00	AUTHORITY WIDE-MIP FUNDS	1408		-		-	-	-	
2-00	MIS	1408		266,312		-	-	-	
2-00	PUBLIC SAFETY	1408		-		-	-	-	
2-00	STAFF TRAINING	1408		-		-	-	-	
2-00	INTERNAL AUDIT	1408		-		-	-	-	
2-00	ELDERLY SERVICES	1408		411,669		-	-	-	
2-00	OCCUPANCY	1408		189,423		-	-	-	
2-00	FAMILY SERVICES	1408		-		-	-	-	
2-00	COMMUNITY SERVICES	1408		269,612		-	-	-	
2-00	GRIEVANCE PANEL	1408		69,208		-	-	-	
2-00	RISK MANAGEMENT	1408		111,810		-	-	-	
2-00	RENT COLLECTION	1408		51,553		-	-	-	
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		400,000		-	-	-	
2-00	CONSULTANTS	1430		139,412					
2-00	CONSULTANTS(504 Compliance)	1430		201,025					
2-00	UNDERGROUND STORAGE	1450		190,000		-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		695,000		-	-	-	
2-00	VACANT UNIT REHAB	1460		470,000		-	-	-	
2-00	OFFICE EQUIPMENT	1475		13,692		-	-	-	
2-00	COMPUTERS	1475		1,195,327		-	-	-	
2-00	VEHICLES	1475		120,835		-	-	-	
2-00	RELOCATION	1495		80,000		-	-	-	
2-00	RELOCATION(504 Compliance)	1495		76,725		-	-	-	
2-00	CONTINGENCY	1502		704,912		-	-	-	
2-00	504 CONTINGENCY	1502		163,500					
				14,061,442		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	LEAD PAINT ABATEMENT	1460		500		-	-	-	
2-01	504 COMPLIANCE	1460		3,455,000					
				3,455,500		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	SITE	1450		200,000					
				200,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	SITE (504 Compliance)	1450		1,000,000					
2-06	VACANT UNIT REHAB	1460		420,000			-	-	-
2-06	504 COMPLIANCE	1460		313,000					
				1,733,000			-	-	-

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	LEAD PAINT ABATEMENT	1460		500		-	-	-	
				500		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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							-	-	
				-		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		380,000					
				380,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	ELEVATORS	1460		50,000		-	-	-	
				50,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	BUILDING EXTERIOR	1460		90,000					
2-14	ELEVATORS	1460		100,000		-	-	-	
2-14	504 COMPLIANCE (*Common areas*)	1460		152,500	-	-	-	-	
2-14	504 COMPLIANCE (*Units*)	1460		1,710,000	-	-	-	-	
				2,052,500	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		655,000					
2-19	ELEVATORS	1460		100,000			-	-	-
				100,000			-	-	-

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	LEAD PAINT ABATEMENT	1460		500	-	-	-	-	
2-23	RELOCATION (504)	1495		12,000	-	-	-	-	
				12,500	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		655,000					
2-24	LEAD PAINT ABATEMENT	1460		500	-				
2-24	RELOCATION (504)	1495		12,000	-	-	-	-	
				667,500		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		1,100					
2-26	UNIT MODERNIZATION	1460		8,600					
				9,700		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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					-	-	-	-	
				-		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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					-	-	-	-	
				-	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	ELECTRICAL	1460		35,000	-	-	-	-	
2-29	504 COMPLIANCE	1460		60,000	-	-	-	-	
				95,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		8,600		-	-	-	
2-30	504 COMPLIANCE	1460		90,000	-	-	-	-	
				98,600		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		1,650					
2-32	UNIT MODERNIZATION	1460		8,600		-	-	-	
				10,250		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		1,100	-	-	-	-	
				1,100	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		2,750	-	-	-	-	
				2,750		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		25,000		-	-	-	
				25,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		1,100		-	-	-	
				1,100		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		1,100		-	-	-	
				1,100		-	-	-	

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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	
	MARTIN LUTHER KING								
2-40	A&E(504)	1430		166,599		-	-	-	
				166,599		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		40,000		-	-	-	
				40,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		25,000		-	-	-	
				25,000		-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		9,000					
2-45	504 COMPLIANCE	1460		980,300			-	-	-
				980,300			-	-	-

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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	
GENERAL WARREN									
2-47						-	-	-	
				-		-	-	-	

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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	
	TORRE UNIDAD								
2-49	504 COMPLIANCE	1460		775,000			-	-	-
				775,000			-	-	-

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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	
	ROCKLAND								
2-50	A&E(504)	1430		87,915		-	-	-	
2-50	SITE(504 Compliance)	1450		10,000		-	-	-	
				97,915		-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		59,107					
2-51	UNIT MODERNIZATION	1460		8,600			-	-	-
				67,707			-	-	-

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		193,979			-	-	-
				193,979			-	-	-

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		65,431		-	-	-	
				65,431		-	-	-	

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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	
PASCIUCCO									
2-54				-		-	-	-	

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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	
EVANS STREET									
2-55				-		-	-	-	
				-		-	-	-	

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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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		8,600		-	-	-	
				8,600		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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 -RUTLAND-E. SPRINGFIELD STREETS									
2-58						-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		75,000			-	-	-
				75,000			-	-	-

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		8,600		-	-	-	
				8,600		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		3,300		-	-	-	
				3,300		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		3,300		-	-	-	
2-71	UNIT MODERNIZATION	1460		8,600					
				11,900		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		4,400		-	-	-	
				4,400		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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					-	-	-	-	
				-		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	ELEVATORS	1460		85,000		-	-	-	
				85,000		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		4,400					
2-83	504 COMPLIANCE	1460		40,000			-	-	-
				44,400			-	-	-

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	504 COMPLIANCE	1460		772,000					
				772,000		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E(504)	1430		3,300		-	-	-	
				3,300		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	A&E	1430		10,000		-	-	-	
2-95	ELEVATORS	1460		50,000		-	-	-	
2-95	RELOCATION(504)	1495		5,000		-	-	-	
				65,000		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HAMPTON STREET								
2-98	UNIT MODERNIZATION	1460		8,600		-	-	-	
				8,600		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		8,600		-	-	-	
				8,600		-	-	-	

Annual Statement/Performance and Evaluation Report 4/23/2004
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-P002-501-04 Replacement Housing Factor Grant No:	FFY04

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	UNIT MODERNIZATION	1460		8,600		-	-	-	
				8,600		-	-	-	

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
4/23/2004

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:	FFY04

_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 20% of line 20)	5,600,000	-	-	-
3	1408 Management Improvements Soft Costs	1,369,587		-	-
	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	1,350,968			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	1,400,000		-	-
10	1460 Dwelling Structures	13,139,800		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	1,329,854		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	185,725		-	-
18	1499 Development Activities*	-		-	-
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	868,412		-	-
20	Amount of Annual Grant (Sum of lines 2-19)	28,049,273		-	-
21	Amount of line 20 Related to LBP Testing	707,000		-	-
22	Amount of line 20 Related to Section 504 Compliance	13,028,581		-	-
23	Amount of line 20 Related to Security Soft Costs	-		-	-
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures			-	-
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	

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	
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	

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	
	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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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		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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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		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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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	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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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		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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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	
	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:
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	
	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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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	
	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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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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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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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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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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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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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	
	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	

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	
	INFILL I								
2-56				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-P002-501-02 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	

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	
	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	

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	
	INFILL II								
2-59				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-P002-501-02 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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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	

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	
	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 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	05/31/06			05/31/08			
2-01 CHARLESTOWN	05/31/06			05/31/08			
2-03 MISSION HILL	05/31/06			05/31/08			
2-05 ORCHARD PARK	05/31/06			05/31/08			
2-06 CATHEDRAL	05/31/06			05/31/08			
2-07 HEATH STREET	05/31/06			05/31/08			
2-14 ALICE H. TAYLOR	05/31/06			05/31/08			
2-19 BROMLEY PARK	05/31/06			05/31/08			
2-04 LENOX STREET	05/31/06			05/31/08			

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	
2-08 MAVERICK	05/31/06			05/31/08			
2-09 FRANKLIN HILL	05/31/06			05/31/08			
2-11 WHITTIER STREET	05/31/06			05/31/08			
2-13 WASHINGTON-BEECH	05/31/06			05/31/08			
2-23 M.E. McCORMACK	05/31/06			05/31/08			
2-24 OLD COLONY	05/31/06			05/31/08			
2-58 W. NEWTON/RUTLAND/E. SPRINGFIELD	05/31/06			05/31/08			
2-82 COMMONWEALTH	05/31/06			05/31/08			
2-89 FRANKLIN FIELD	05/31/06			05/31/08			
2-93 HIGHLAND PARK	05/31/06			05/31/08			

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	
2-26 M. COLLINS	05/31/06			05/31/08			
2-27 ANNAPOLIS	05/31/06			05/31/08			
2-28 ASHMONT	05/31/06			05/31/08			
2-29 HOLGATE	05/31/06			05/31/08			
2-30 FOLEY	05/31/06			05/31/08			
2-34 DAVISON	05/31/06			05/31/08			
2-35 WASHINGTON STREET	05/31/06			05/31/08			
2-36 W. NINTH STREET	06/30/99			09/30/00			
2-37 JOHN CARROLL	05/31/06			05/31/08			
2-38 J.J. MEADE	05/31/06			05/31/08			
2-40 MLK TOWERS	05/31/06			05/31/08			
2-41 EVA WHITE	05/31/06			05/31/08			

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	
2-42 WALNUT PARK	05/31/06			05/31/08			
2-45 AMORY STREET	05/31/06			05/31/08			
2-47 GENERAL WARREN	05/31/06			05/31/08			
2-49 TORRE UNIDAD	06/30/99			09/30/00			
2-50 ROCKLAND	05/31/06			05/31/08			
2-51 CODMAN	05/31/06			05/31/08			
2-52 HERITAGE	05/31/06			05/31/08			
2-53 ST. BOTOLPH	05/31/06			05/31/08			
2-54 PASCIUCCO	05/31/06			05/31/08			
2-57 LOWER MILLS	05/31/06			05/31/08			
2-61 AUSONIA	05/31/06			05/31/08			

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	
2-62 HASSAN	05/31/06			05/31/08			
2-70 SPRING STREET	05/31/06			05/31/08			
2-71 PATRICIA WHITE	05/31/06			05/31/08			
2-72 ROSLYN	06/30/99			09/30/00			
2-77 BELLFLOWER	05/31/06			05/31/08			
2-83 PEABODY SQUARE	05/31/06			05/31/08			
2-90 JOSEPH MALONE	05/31/06			05/31/08			
2-93 COMMONWEALTH ELDERLY	05/31/06			05/31/08			
2-98 HAMPTON HOUSE	05/31/06			05/31/08			
2-126 F. DOUGLASS	05/31/06			05/31/08			
2-127 WASHINGTON MANOR	05/31/06			05/31/08			

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 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**	

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

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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-P002-024	**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 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
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 Soundress 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

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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-P002-026	**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

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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-P002-027	**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

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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-P002-028	**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:

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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-P002-029	**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:

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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-P002-030	**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:

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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-P002-032	**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
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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-P002-034	**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:

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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-P002-035	**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:

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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-P002-036	**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 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:

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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-P002-037	**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
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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

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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
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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-P002-040	**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
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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
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-P002-042	**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
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-P002-045	**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
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-P002-047	**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

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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-P002-049	**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 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-P002-050	**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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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-P002-051	**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

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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-P002-052	**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

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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-P002-053	**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
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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-P002-054	**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
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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-P002-057	**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
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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-P002-058	**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

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Physical Needs Assessment
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-P002-061	**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

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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-P002-062	**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

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-P002-072	**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

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-P002-077	**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

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-P002-082	**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

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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-P002-083	**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

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-P002-089	**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

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-P002-090	**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

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-P002-093	**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

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-P002-098	**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

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-P002-113	**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	Development Name	DOFA Date or Construction Date
MA06-P002-114	**Mission**	1/28/2000

Development Type:		Occupancy Type:		Structure Type:	
Rental	X	Family	X	Detached/Semi-Detached	
Turnkey III-Vacant		Elderly		Row	X
Turnkey III-Occupied		Mixed		Walk-up	
Mutual Help				Elevator	X
Section 23, Bond Financed					

Number of Buildings: 14

Number of Vacant Units: 0

Current Bedroom Distribution (public housing only)

0	1	2	3	4	5	5+
0	120	81	33	25	0	0

Total Current Units: 259 public housing, 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

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-P002-115	**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 (8 + 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

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-P002-116	**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

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-P002-117	**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-P002-118	**Mission Main--Phase III**	2/1/2002

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		6	0
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 0 2 30	Total Current
Mutual Help				Elevator		3 46 4+ 10	Units 72 public housing
Section 23, Bond Financed							14 market rate
							86 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			N/A		
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-P002-127	**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)

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.	The BHA has applied for Section 8 funding for Maverick, Infill and Section 504 Compliance.
	• Continue Welfare-to-Work Program, which offers 300 vouchers and counseling.	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 utilized.
	• Continue implementation and completion of the NAACP/Skinner program.	Outreach has begun to locate minority households on the wait list about moving to non-minority neighborhoods. Families have begun to receive vouchers and are commencing to lease units under this program.
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. The crew size has been reduced and consolidated due to fewer on-going vacancies. The crew also works on fire units, and other problem vacancies. This crew also assists with the preparation of units required for HOPE VI relocation at Maverick.
	• The BHA will rehabilitate 1,100 currently vacant and uninhabitable public housing units over the next three years.	1077, or approximately 98%, of the vacant units have begun construction and/or re-occupied. (After adjustments for Agency Units, Exempted Units, and Reconfigured Units)
	• 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. The necessity to do many transfers continues to negatively impact turnaround times. Turnover time is currently around 55 days. Relocation needs continue to prevent us from achieving significant progress on vacancy turnaround time, especially in regards to relocation to make way for new handicap units, West Concord, and HOPE VI demolition.

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

	• 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. Turnover time in the elderly program is similar to that in the family program. The comment in Family also applies to Elderly units.
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 under consideration 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.	The BHA Section 8 program is at 100% utilization. Therefore, at this time, BHA is not soliciting any additional proposals for project based units. Additional proposals will be sought in accordance with funding availability.
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.	Managers now have significantly improved access to the data base and are consistently enforcing rent collection standards. In September 2003, the collection percentage in the family program was just under 97%, while it was over 100% in the elderly program. Arrearages have grown somewhat in the family program but are expected to return to previously low levels.
	• 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 continue to commit a minimum of 3 additional hours per week to maintain satisfactory SEMAP performance standards.	Meetings of senior staff within the Leased Housing Program are held regularly to address enhancing SEMAP standards. Among the goals identified at these meetings have been: 1) Review and assess quality control standards with respect to inspections 2) Implement new computer system and technology once a new system is in place 3) Monitor new telephone system with respect to customer service 4) Discuss status of project based waivers 5) Review annual recertification standards 5) Review rent increase practices and market conditions
	• 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 BHA expects to submit a revised Admin. Plan to HUD for review and approval in 2004.
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) that was distributed to staff in November 2002. Training on the guidelines has been provided to all BHA staff. 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, applicants can download applications and priority forms on the Internet site as well as 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 conducted a comprehensive Needs Assessment project between March and November of 2002. One of the goals of this project was 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. A number of teams led by senior BHA staff 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 was the degree to which our operations meet customer needs. The BHA has started implementing a number of operational changes that have even more tightly focused operations on providing the best possible customer service. Many operational changes have already been made. The Needs Assessment identified a number of (relatively minor) operational inefficiencies that were addressed almost immediately. Several of the most important changes have also been implemented in advance of new technologies. Most importantly, the BHA's intake process for both Leased and Public Housing applicants has been consolidated in order to simplify and streamline our applicant's experience. *-Continued-*

	•	*-Continued-* The BHA is also in the midst of replacing its antiquated phone system with a modern package that will allow customers throughout the Authority to quickly contact the person they seek, or obtain the information they need. In November 2003, the BHA expects to select a software package to support its intake, screening, and Leased Housing operations. The selection process is being driven by the results of the Needs Assessment. The BHA intends to implement a software application that will allow it to make these operations as customer-focused as possible.
	• 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 are 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 spring 2003. The Improvement Plan for last year's survey has been updated. 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 Spring of 2004.
	• 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 fourth 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 have concluded resulting in an agreement on the performance appraisal process for employees in these unions to be completed in July 2004.
	• 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. In September 2003, BHA staff began to assess the compliance with each development with the maintenance SOP.

	• 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. An analyst position dedicated to supporting the BHA's use of the CCS financial modules has been created and filled. 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 – ended in November 2002. The BHA will begin implementing new systems late in 2003, beginning with systems supporting its intake, screening, and Leased Housing operations. 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 identified opportunities for both immediate and long-term process reengineering. The BHA has ambitious goals to minimize the use of paper in its intake, screening, and Leased Housing operations. As the new software to support these operations is implemented, the BHA intends to also implement high-volume document imaging applications, integrated with the intake, screening, and Leased Housing software.

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

	• 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 is a comprehensive set of IT specifications, including requirements for both technology and functionality that addresses the range of BHA needs. These specifications form the core of the procurement documents that the BHA is using to obtain and implement new enterprise applications. The BHA replaced its relatively slow Frame Relay network with a less expensive wireless network. This new network provides faster data transfer rates to site offices, which greatly increased ease-of-use for site staff. The BHA is using this same network to support its new phone system, leveraging an existing investment and dramatically decreasing the cost of our telephone services.
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.	Construction is underway at Maverick, the BHA's latest HOPE VI site. The BHA is commencing a HOPE VI planning process for the Franklin Hill site, looking towards a FY '03 NOFA.
	• 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 is now complete at Maverick for phase 1.
Objective: Provide replacement public housing.		

	• Seek approval for Replacement Housing Factor Funds plan	BHA has submitted plans for first increment RHF funds to be used as part of the funding to build replacement public housing units at Phase III of the Maverick HOPE VI redevelopment, and to be used as part of a partnership with the City of Boston to develop public housing units within one or more of the City's affordable rental projects. BHA has submitted plans for second increment RHF funds to be used as part of a larger redevelopment strategy at Franklin Hill.
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. An RFP for a third energy performance contract was issued in September 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. Plan implementation is in process, with a number of initiatives complete.
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.
	• Continue to provide housing counseling to assist 300 Welfare-to-Work program participants with locating to areas with employment opportunities.	This program is ongoing in partnership with the Private Industry Council's Career Center among other support service agencies. Career Center staff are available for one-on-one appointments with Leased Housing Welfare-to-Work participants with respect to providing needs assessment assistance. 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.

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

Objective: Establish voucher payment standards to meet market demands.		
	• Establish payment standards to meet market demands	The BHA is seeking to reduce its payment standards as the result of changes in the rental market. A new database reveals that both private and subsidized rental levels have recently decreased as of October 2003.
	• 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.	Pursuant to recent HUD directives all PHAs are no longer permitted to seek neighborhood exception payment standards.
Objective: Maintain and operate Section 8 Homeownership program.		
	• Implement a voucher homeownership program.	The Section 8 Homeownership Program which is now operational has served as a vehicle for Section 8 families to purchase homes. This program will continue to be available for qualified Section 8 families and individuals.
	• Work with the City of Boston to implement Security Deposit Loan Program for Section 8 participants.	The BHA has implemented a security deposit loan program with the City of Boston. The BHA has committed $250,000 for this program of which approximately $70,000 remains for this purpose.
	• Open Section 8 waitlist to non-emergency applicants for the first time since 1990.	The BHA is currently at 100% utilization under its Section 8 Program. As BHA has not had any available vouchers to give out to new applicants the Section 8 waiting list continues to grow as does estimated wait times. Due to these factors the BHA may seek to close its waiting list.
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.	HUD approved the BHA's ACOP which includes provisions implementing site based waiting lists. The BHA plans to fully implement site based waiting lists by mid-2004.
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	In the fall of 1998 the BHA Police Department received accreditation from the Commission on Accreditation for Law Enforcement Agencies [CALEA] a national police standards agency. In March 2002 the department was successfully re-accredited. We continue to strive to meet the national standards set for law enforcement agencies and are working towards re-accreditation in March 2005. On September 13, 2003, the BHA lost the services of 22 Municipal Police Officers who had been assigned to supplement our own Police Officers in providing Community Policing services to BHA residents. This resulted in a 33% reduction in force. After restructuring the department continues to provide 7-day a week / 24 hour per day coverage. Using a combination of motorized, foot, bicycle and motorcycle patrols and community police officers on long term, development specific assignments we are able to positively impact resident quality of life issues. 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 BPD Community Disorders Unit to investigate incidents with bias indicators. The procedure for dealing promptly with any bias related graffiti continues to work effectively. These procedures are outlined in the BHA Civil Rights Protection Plan. As part of a gang prevention effort, the BHA signed a Memorandum of Understanding with the City of Boston to provide youth programs to BHA residents. This effort has been on going since 2002. Monthly meeting continue to be held in Public Housing Developments across city districts. BHA staff including development staff, Civil Rights and BHA Police along with BPD district CPO's Tenant Task Force members, community groups, representatives from HUD and the District Attorney's Office are invited and routinely attend. Reports concerning current activities and public safety issues in the community are discussed. *-Continued-*

		-Continued- In August 2002, an independent research firm released a survey of public safety in BHA Elderly/Disabled Housing Developments. The study found that nearly all respondents feel very safe in their units during the day and at night. In addition, the survey found that more that three quarters of the respondents have a great deal or some confidence in the BHA' s public safety efforts. Since the mid 1980's, many BHA developments conduct Unity Days each summer to bring residents, staff and police together in a social atmosphere. This program started as a result of neighborhood tensions at the time and has grown into an annual summer social event.
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.	Presently, approximately 260 families are enrolled as active FSS participants. Of this number approximately 50 families are pursuing the homeownership option. The BHA will continue to make this invaluable resource available to all Section 8 participants.

	• 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 encourage residents to participate in the CWE Community Entrepreneur Program. Through the same funding, the BHA has provided a training stipend to 10 BHA residents to serve as Resident Health Advocates in their developments.
	• Facilitate the transition of Welfare-to-Work participants from welfare to meaningful permanent employment.	The BHA has successfully completed the implementation of this program. All vouchers are presently being utilized. The Section 8 Welfare to Work program continues to deliver invaluable resources such as counseling, one on one assessment, and child care referrals. BHA staff continue to interact with Welfare to Work recipients regarding self-sufficiency goals at the time of annual re-certification, and as otherwise needed. We continue to encourage applicants to pursue goals which are of importance, both personally and financially. Welfare to Work participants continue to face employment obstacles such as inadequate child care, inadequate education, medical issues, and addiction.
	• 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 provides 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. *-Continued-*

		-Continued- 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 implement recommendations resulting from the needs assessment conducted in 2002-2003 of seniors who reside in family developments. The purpose of the needs assessment was to identify the range of needs in order to plan best how to address them. The BHA received the report from the Gerontology Institute in May 2003, which is available to residents at www.geront.umb.edu/_documents/seniors-public.pdf. The BHA will use the Resident Health Advocates to assist with providing information to this target group.
	• Continue to seek funding to increase supportive services.	The BHA has applied for a 2003 ROSS grant application to fund the Resident Services Program. This funding is critical to maintaining the program.
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. At this time the BHA is pursuing new technology such as applicant self-serve kiosks and information on the BHA's website, which would be available in multiple languages.
	• 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. This review revealed no patterns or practices of discrimination or any actions that would interfere with manager's ability to affirmatively market its property. 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. *-Continued-*

		-Continued- 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 Spring 2004. 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 Spring 2004. 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, which occurs in April of each year. Residents are also required to sign a new Zero Tolerance form each year at recertification. All new BHA employees are asked to sign a certification that they have received a copy of the 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 employee responsibilities under the Civil Rights Protection Plan. Employees are evaluated on civil rights performance as part of the annual performance evaluation process.

	• 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 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 that presented a play in December 2002 with BHA resident youth as actors and stage crew with a theme of racial and ethnic tolerance. Another production is tentatively scheduled for Fall 2004 with outreach during Spring/Summer 2004. In October 1999, the BHA initiated a two- day Civil Rights and Diversity training program that is required for BHA employees. The training included 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 helped develop more cohesive working relationships through discussion of diversity. As of September 2002, 90% of BHA employees had completed the training. Between June and November 2003, the BHA trained approximately 175 staff on reasonable accommodation issues. Training included 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 are complete. A relocation plan has been approved and implemented. The BHA maintains a relocation committee that meets on a weekly basis to ensure that resident concerns are addressed. Construction is expected to begin in elderly/disabled developments in December 2003 and in family developments in March 2004. 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 Spring 2004.

	• 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. In March 2001 selected front-line staff was trained on this RARAPP. Additional training for employees on reasonable accommodation and disability issues has been designed and implemented during 2003. 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 meets on a weekly basis and 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. In addition there is an Employee RAC that meets when an employee requests a reasonable accommodation and is composed of staff from Risk Management, Human Resources, Civil Rights, and Operations.
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. Implementation of site based work orders in the Family Program was completed in April 2001, however because of reductions in force in April of 2003 the work order system has been recentralized. 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.	This is ongoing; this past year the BHA consulted formally and informally on all new and amended policies as approporiate.
	• 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 2003 and elected 10 representatives each for Family, Elderly / Disabled, and Section 8 for a total of 30 RAB members that will serve through May 2005. 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.

FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE		1,647,690	5,337,510	5,320,740	5,246,376
2-01	CHARLESTOWN			1,550,000	2,000,000	500,000
2-03	MISSION HILL					
2-04	LENOX STREET			2,545,000		400,000
2-05	ORCHARD PARK	**See**				
2-06	CATHEDRAL	**Annual**				325,000
2-07	HEATH STREET	**Statement**	42,000	403,000	1,030,000	1,200,000
2-08	MAVERICK					
2-09	FRANKLIN HILL		3,787,000	150,000	500,000	0
2-11	WHITTIER STREET		1,003,000	355,000	100,000	207,500
2-13	WASHINGTON-BEECH				282,000	3,683,864
2-14	ALICE H. TAYLOR			250,000	450,000	
2-19	BROMLEY PARK		2,223,000	600,000	803,000	1,750,000
2-23	MARY ELLEN McCORMACK		900,500	1,094,000	2,750,000	
2-24	OLD COLONY			300,000		
2-58	W. NEWTON/RUTLAND/E. SPRINGFIELD STREETS		160,000	60,000	57,000	100,000
2-56	INFILL I / 2-59 INFILL II					
2-82	COMMONWEALTH		570,000	260,000	220,000	37,500
2-89	FRANKLIN FIELD			75,000	575,000	687,500
2-93	HIGHLAND PARK			243,700	20,000	

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	10,000			
2-27	ANNAPOLIS	**Annual**	8,500	244,160	75,000	
2-28	ASHMONT	**Statement**		244,560	205,000	
2-29	HOLGATE		94,000		143,000	50,000
2-30	FOLEY		460,000			40,000
2-32	GROVELAND		15,000			400,000
2-34	DAVISON		10,000		200,000	
2-35	WASHINGTON STREET		34,000		350,000	100,000
2-36	WEST NINTH STREET				250,000	
2-37	JOHN CARROLL		25,000			
2-38	J. J. MEADE		10,000		150,000	100,000
2-40	MARTIN LUTHER KING JR. TOWERS		1,336,625		400,000	28,000
2-41	EVA WHITE		63,000		270,000	400,000
2-42	WALNUT PARK		383,000			200,000
2-45	AMORY STREET		9,500	685,000		
2-47	GENERAL WARREN			35,000		
2-49	TORRE UNIDAD		225,000	780,000	225,000	175,000
2-50	ROCKLAND		726,500	155,310	200,000	

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-51	CODMAN		356,425	363,500		325,000
2-52	HERITAGE		1,381,625	650,000		
2-53	ST. BOTOLPH STREET	**See**	724,375	10,000		
2-54	PASCIUCCO	**Annual**	10,000	200,000	400,000	
2-57	LOWER MILLS	**Statement**		70,000		
2-61	AUSONIA			250,000		
2-62	HASSAN			85,000		
2-70	SPRING STREET		30,000			
2-71	PATRICIA WHITE		640,000			
2-72	ROSLYN		40,000			
2-77	BELLFLOWER					
2-83	PEABODY/ENGLEWOOD					
2-90	JOSEPH C. MALONE		40,000			
2-95	COMMONWEALTH ELDERLY		10,000	10,000	30,000	
2-98	HAMPTON HOUSE		30,000			350,000
2-126	FREDERICK DOUGLASS					350,000
2-127	WASHINGTON MANOR					350,000

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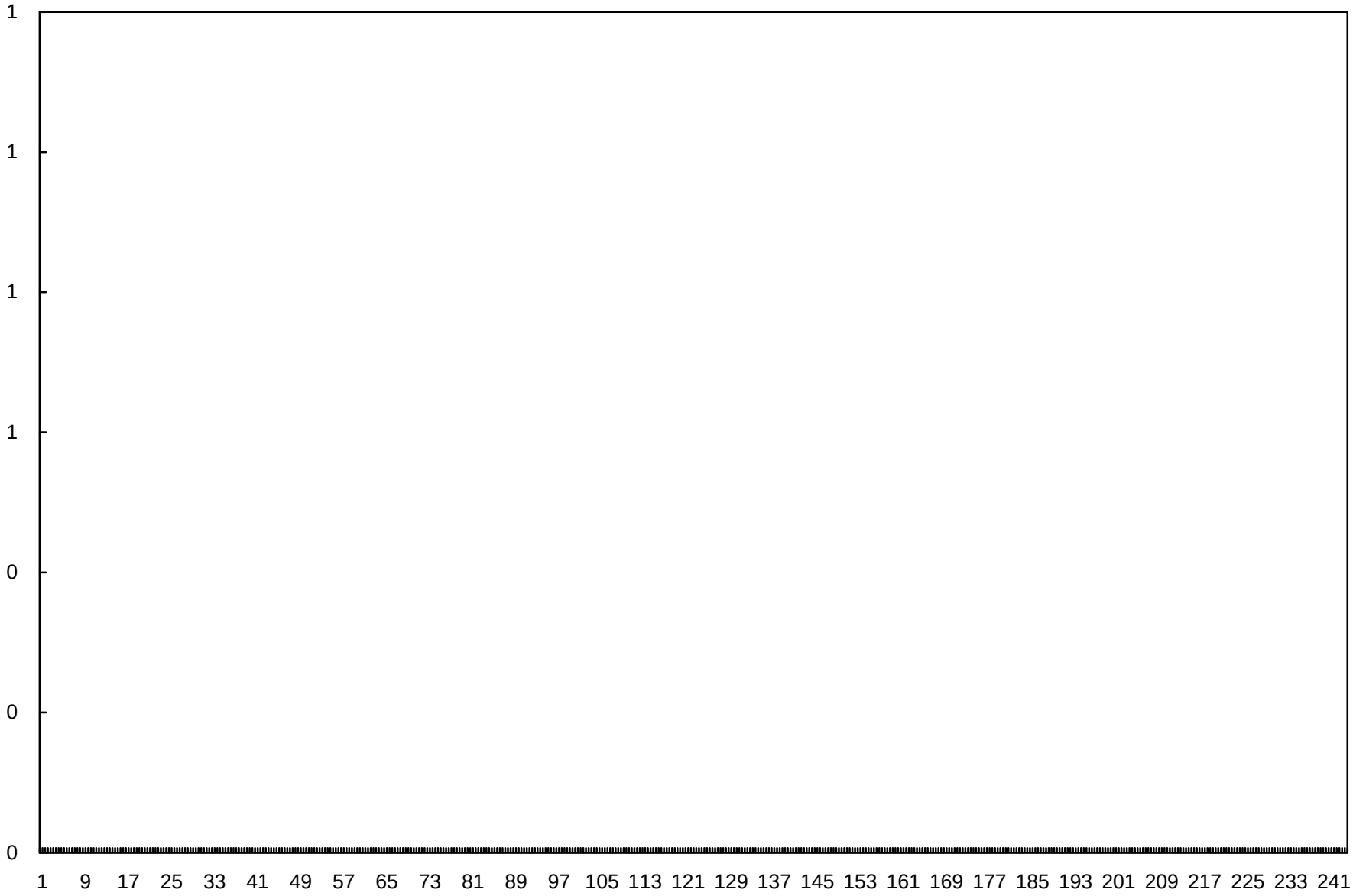
A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
B. Physical Improvements Subtotal		**See Annual Statement**	14,587,050	14,181,100	14,210,000	14,589,364
C. Management Improvements			2,115,289	2,465,289	2,465,289	2,465,289
D. HA-Wide Nondwelling Structures & Equipment			1,023,317	213,317	298,317	173,317
E. Administration			2,804,927	2,804,927	2,804,927	2,804,927
F. Other			1,918,690	2,784,640	2,670,740	2,416,376
G. Operations			5,600,000	5,600,000	5,600,000	5,600,000
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development						
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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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-00	**AUTHORITY-WIDE**					
	CLERKS	**See**	293,715	365,000	365,000	365,001
	CONSULTANT		400,000	400,000	400,000	400,000
	RELOCATION	**Annual**	80,000	80,000	80,000	80,000
	CONTINGENCY		279,975	792,510	825,740	751,375
		Statement				
	USTs					
	A&E		100,000	200,000	200,000	200,000
	Construction		100,000	250,000	250,000	250,000
	LEAD PAINT ABATEMENT					
	A&E		50,000	150,000	100,000	100,000
	Construction		80,000	500,000	500,000	500,000
	VACANT UNIT REHAB		264,000	2,600,000	2,600,000	2,600,000
	Total		1,647,690	5,337,510	5,320,740	5,246,376

form HUD-52834 (10/96)

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-01	**CHARLESTOWN**					
	FIRE PROTECTION	**See**				200,000
	ELECTRICAL	**Annual**				100,000
	BASEMENTS	**Statement**		1,400,000		
	BUILDING EXTERIOR				2,000,000	200,000
	A&E			150,000		
	Total		0	1,550,000	2,000,000	500,000

form HUD-52834 (10/96)

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-03	**MISSION HILL**					
		See Annual Statement	0	0	0	0
	Total		0	0	0	0

form HUD-52834 (10/96)

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-04	**LENOX STREET**					
	ELECTRICAL	**See**		2,445,000		
	ROOFS	**Annual**				400,000
	A&E	**Statement**		100,000		
	Total		0	2,545,000	0	400,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-05	**ORCHARD PARK**					
		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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-06	**CATHEDRAL**					
	ELEVATORS	**See Annual Statement**				325,000
	Total		0	0	0	325,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-07	**HEATH STREET**					
	HVAC	**See**				100,000
	BASEMENTS	**Annual**		300,000		
	ROOFS	**Statement**			1,000,000	700,000
	FIRE PROTECTION					250,000
	504 COMPLIANCE		42,000			
	A&E			103,000	30,000	150,000
	Total		42,000	403,000	1,030,000	1,200,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-08	**MAVERICK**	**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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-09	**FRANKLIN HILL**					
	ROOFS	**See**	2,512,000			
	BASEMENTS	**Annual**			500,000	
	UNDERGROUND UTILITIES	**Statement**		150,000		
	504 COMPLIANCE		1,275,000			
	Total		3,787,000	150,000	500,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-11	**WHITTIER STREET**	**See**				
	UNDERGROUND UTILITIES			150,000		
	HVAC	**Annual**				100,000
	ELEVATORS	**Statement**		50,000	100,000	
	USTs			80,000		
	FIRE PROTECTION			60,000		
	504 COMPLIANCE		923,000			
	A&E		80,000	15,000		107,500
	Total		1,003,000	355,000	100,000	207,500

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-13	**WASHINGTON-BEECH**					
	ELECTRICAL	**See**				2,500,000
	ROOFS	**Annual**				600,000
	FIRE PROTECTION	**Statement**				546,364
	A&E				282,000	37,500
	Total		0	0	282,000	3,683,864

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-14	**ALICE H. TAYLOR**	**See**				
	ELEVATORS	**Annual**		200,000		
	FIRE PROTECTION	**Statement**			450,000	
	A&E			50,000		
	Total		0	250,000	450,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-19	**BROMLEY PARK**					
	HVAC	**See**				100,000
	ELEVATORS	**Annual**				700,000
	BASEMENTS	**Statement**		600,000		
	ROOFS				700,000	800,000
	504 COMPLIANCE (*Common areas*)		787,000			
	504 COMPLIANCE (*Units*)		1,436,000			
	A&E				103,000	150,000
	Total		2,223,000	600,000	803,000	1,750,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-23	**MARY ELLEN McCORMACK**	**See**				
	BASEMENTS			900,000		
	BUILDING EXTERIOR	**Annual**		54,000	1,750,000	
	HVAC	**Statement**			1,000,000	
	504 COMPLIANCE		900,500			
	A&E			140,000		
	Total		900,500	1,094,000	2,750,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-24	**OLD COLONY**					
	BUILDING EXTERIOR	**See Annual Statement**		300,000		
	Total		0	300,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-58	**W. NEWTON / RUTLAND / E. SPRINGFIELD STREETS**					
	UNDERGROUND UTILITIES	**See Annual Statement**	160,000			
	FIRE PROTECTION					100,000
	USTs			40,000		
	A&E			20,000	57,000	
	Total		160,000	60,000	57,000	100,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-82	**COMMONWEALTH**					
	ELEVATORS	**See**		150,000		
	FIRE PROTECTION	**Annual**			220,000	
	USTs	**Statement**		90,000		
	NON-RESIDENTIAL AREAS		500,000			
	A&E		70,000	20,000		37,500
	Total		570,000	260,000	220,000	37,500

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-89	**FRANKLIN FIELD**					
	ELECTRICAL	**See**			450,000	
	FIRE PROTECTION	**Annual**				650,000
	A&E	**Statement**		75,000	125,000	37,500
	Total		0	75,000	575,000	687,500

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-93	**HIGHLAND PARK**					
	ROOFS	**See**		10,000		
	BUILDING EXTERIOR	**Annual**		78,700		
	ELECTRICAL	**Statement**			20,000	
	FIRE PROTECTION			100,000		
	NON-RESIDENTIAL AREAS			30,000		
	A&E			25,000		
	Total		0	243,700	20,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-26	**MARGARET COLLINS**					
	504 COMPLIANCE	**See Annual Statement**	10,000			
	Total		10,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-27	**ANNAPOLIS**					
	SITE IMPROVEMENTS	**See**	8,500			
	UNIT MODERNIZATION	**Annual**		224,000		
	NON-RESIDENTIAL AREAS	**Statement**			75,000	
	A&E			20,160		
	Total		8,500	244,160	75,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-28	**ASHMONT**					
	SITE IMPROVEMENTS	**See**			30,000	
	UNIT MODERNIZATION	**Annual**		224,400	175,000	
	A&E	**Statement**		20,160		
	Total		0	244,560	205,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-29	**HOLGATE**					
	BUILDING EXTERIOR	**See**	85,000		40,000	
	UNIT MODERNIZATION	**Annual**	9,000			
	SITE IMPROVEMENTS	**Statement**				50,000
	A&E				103,000	
	Total		94,000	0	143,000	50,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-30	**FOLEY**					
	BUILDING EXTERIOR	**See**				40,000
	504 COMPLIANCE	**Annual**	450,000			
	RELOCATION(*504 Compliance*)	**Statement**	10,000			
	Total		460,000	0	0	40,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-32	**GROVELAND**					
	UNIT MODERNIZATION	**See**				400,000
	504 COMPLIANCE	**Annual**	15,000			
		Statement				
	Total		15,000	0	0	400,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-34	**DAVISON**					
	UNIT MODERNIZATION	**See**			200,000	
	504 COMPLIANCE	**Annual**	10,000			
		Statement				
	Total		10,000	0	200,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-35	**WASHINGTON STREET**					
	UNIT MODERNIZATION	**See**	9,000		350,000	100,000
	504 COMPLIANCE	**Annual**	25,000			
		Statement				
	Total		34,000	0	350,000	100,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-36	**WEST NINTH STREET**					
	UNIT MODERNIZATION	**See Annual Statement**			250,000	
	Total		0	0	250,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-37	**JOHN CARROLL**					
	UNIT MODERNIZATION	**See**	15,000			
	504 COMPLIANCE	**Annual**	10,000			
		Statement				
	Total		25,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-38	**J.J. MEADE**					
	UNIT MODERNIZATION	**See**			150,000	100,000
	504 COMPLIANCE	**Annual**	10,000			
		Statement				
	Total		10,000	0	150,000	100,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-40	**MLK TOWERS**					
	SITE IMPROVEMENTS	**See**				28,000
	UNIT MODERNIZATION	**Annual**	13,000		400,000	
	504 COMPLIANCE	**Statement**	1,323,625			
	Total		1,336,625	0	400,000	28,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-41	**EVA WHITE**					
	UNIT MODERNIZATION	**See**	13,000			
	BUILDING EXTERIOR	**Annual**			270,000	400,000
	ELECTRICAL	**Statement**	50,000			
	Total		63,000	0	270,000	400,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-42	**WALNUT PARK**					
	UNIT MODERNIZATION	**See**	13,000			
	BUILDING EXTERIOR	**Annual**				200,000
	504 COMPLIANCE	**Statement**	360,000			
	RELOCATION(*504 Compliance*)		10,000			
	Total		383,000	0	0	200,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-45	**AMORY STREET**					
	UNIT MODERNIZATION	**See**	9,500	600,000		
	BUILDING EXTERIOR	**Annual**		85,000		
		Statement				
	Total		9,500	685,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-47	**GENERAL WARREN**					
	SITE IMPROVEMENTS	**See Annual Statement**		35,000		
	Total		0	35,000	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-49	**TORRE UNIDAD**					
	UNIT MODERNIZATION	**See**		600,000	175,000	
	BUILDING EXTERIOR	**Annual**				175,000
	ELECTRICAL	**Statement**		150,000		
	504 COMPLIANCE		225,000			
	NON-RESIDENTIAL AREAS				50,000	
	A&E			30,000		
	Total		225,000	780,000	225,000	175,000

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-50	**ROCKLAND**					
	UNIT MODERNIZATION	**See**		150,000	200,000	
	504 COMPLIANCE	**Annual**	726,500			
	A&E	**Statement**		5,310		
	Total		726,500	155,310	200,000	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-51	**CODMAN**					
	UNIT MODERNIZATION	**See**	10,000	200,000		325,000
	PLUMBING	**Annual**		150,000		
	504 COMPLIANCE	**Statement**	346,425			
	A&E			13,500		
	Total		356,425	363,500	0	325,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-52	**HERITAGE**					
	UNIT MODERNIZATION	**See**		500,000		
	ELECTRICAL	**Annual**		150,000		
	504 COMPLIANCE	**Statement**	1,381,625			
	Total		1,381,625	650,000	0	0

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FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-53	**ST. BOTOLPH STREET**					
	NON-RESIDENTIAL AREAS	**See**		10,000		
	504 COMPLIANCE	**Annual**	724,375			
		Statement				
	Total		724,375	10,000	0	0

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FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-54	**PASCIUCCO**					
	UNIT MODERNIZATION	**See Annual Statement**	10,000	200,000	400,000	
	Total		10,000	200,000	400,000	0

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FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-57	**LOWER MILLS**					
	ELECTRICAL	**See Annual Statement**		70,000		
	Total		0	70,000	0	0

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FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-61	**AUSONIA**					
	UNIT MODERNIZATION	**See Annual Statement**		250,000		
	Total		0	250,000	0	0

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FIVE-YEAR ACTION PLAN--FY04-FY08

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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-62	**HASSAN**					
	ELECTRICAL	**See**		75,000		
	A&E	**Annual**		10,000		
		Statement				
	Total		0	85,000	0	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-70	**SPRING STREET**					
	504 COMPLIANCE	**See Annual Statement**	30,000			
	Total		30,000	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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-71	**PATRICIA WHITE**					
	504 COMPLIANCE	**See**	630,000			
	RELOCATION(*504 Compliance*)	**Annual**	10,000			
		Statement				
	Total		640,000	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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-72	**ROSLYN**					
	504 COMPLIANCE	**See Annual Statement**	40,000			
	Total		40,000	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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-77	**BELLFLOWER**	**See Annual Statement**				
	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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-83	**PEABODY SQUARE**	**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 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-90	**JOSEPH C. MALONE**					
	UNIT MODERNIZATION	**See**	10,000			
	504 COMPLIANCE	**Annual**	30,000			
		Statement				
	Total		40,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-95	**COMMONWEALTH ELDERLY**					
	FIRE PROTECTION	**See**			30,000	
	USTs	**Annual**		10,000		
	A&E	**Statement**	10,000			
	Total		10,000	10,000	30,000	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-98	**HAMPTON HOUSE**					
	UNIT MODERNIZATION	**See**				350,000
	SITE IMPROVEMENTS	**Annual**	30,000			
		Statement				
	Total		30,000	0	0	350,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-126	**FREDERICK DOUGLASS**					
	UNIT MODERNIZATION	**See Annual Statement**				350,000
	Total		0	0	0	350,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-127	**WASHINGTON MANOR**					
	UNIT MODERNIZATION	**See Annual Statement**				350,000
	Total		0	0	0	350,000
			17,005,740	17,005,740	17,005,740	17,005,740

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
2-00	**PRODUCTIVITY IMPROVEMENTS**					
	COMPUTERS	**See**	449,625	99,625	99,625	99,625
	COPIERS/OFFICE EQUIPMENT		23,692	23,692	23,692	23,692
	VEHICLES	**Annual**	50,000	50,000	50,000	50,000
		Statement	**523,317**	**173,317**	**173,317**	**173,317**
2-00	**MANAGEMENT IMPROVEMENTS**					
	YOUTH SERVICES		0	0	0	0
	ELDERLY SERVICES		411,669	411,669	411,669	411,669
	FAMILY SERVICES		0	0	0	0
	COMMUNITY SERVICES		269,612	269,612	269,612	269,612
	PUBLIC SAFETY		745,702	1,095,702	1,095,702	1,095,702
	OCCUPANCY		189,423	189,423	189,423	189,423
	RAPID OCCUPANCY		0	0	0	0
	MIS		266,312	266,312	266,312	266,312
	STAFF TRAINING		0	0	0	0
	RISK MANAGEMENT		111,810	111,810	111,810	111,810
	COMPLIANCE OFFICER		0	0	0	0
	RENT COLLECTION		51,553	51,553	51,553	51,553
	GRIEVANCE PANEL		69,208	69,208	69,208	69,208
	AUTHORITY WIDE MIP FUNDS		0	0	0	0
			2,115,289	**2,465,289**	**2,465,289**	**2,465,289**
	Total		**2,638,606**	**2,638,606**	**2,638,606**	**2,638,606**

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
	ADMINISTRATIVE					
2-00	OPERATIONS	**See**	5,600,000	5,600,000	5,600,000	5,600,000
2-00	ADMINISTRATION	**Annual**	2,804,927	2,804,927	2,804,927	2,804,927
		Statement				
	Total		8,404,927	8,404,927	8,404,927	8,404,927

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2004	Work Statement for Year 2 FFY 2005	Work Statement for Year 3 FFY 2006	Work Statement for Year 4 FFY 2007	Work Statement for Year 5 FFY 2008
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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Part II: Supporting Pages
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Capital Fund Program

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

Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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		0	MA2-01, Charlestown: A&E		150,000
			0	MA2-01, Charlestown: Basements		1,400,000
						1,550,000
	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
			0			0
	MA2-04, Lenox Street		0	MA2-04, Lenox Street: Electrical		2,445,000
			0	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		0	MA2-06, Cathedral: Site		0
			0			0
	MA2-07, Heath Street: 504 Compliance		42,000	MA2-07, Heath Street: Basements		300,000
			42,000	MA2-07, Heath Street: A&E		103,000
						403,000
	MA2-08, Maverick: Development		0	MA2-08, Maverick: Development		0
			0			0
	MA2-09, Franklin Hill: Roofs		2,512,000	MA2-09, Franklin Hill: Underground Utilities		150,000
	MA2-09, Franklin Hill: 504 Compliance		1,275,000			150,000
			3,787,000			
	Subtotal of Estimated Cost		3,829,000	Subtotal of Estimated Cost		4,648,000

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U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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 Exterior		2,000,000	MA2-01, Charlestown: Fire Protection		200,000
See			2,000,000	MA2-01, Charlestown: Electrical		100,000
				MA2-01, Charlestown: Building Exterior		200,000
						500,000
Annual	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
			0			0
	MA2-04, Lenox Street		0	MA2-04, Lenox Street: Roofs		400,000
			0			400,000
	MA2-05, Orchard Park		0	MA2-05, Orchard Park		0
			0			0
	MA2-06, Cathedral		0	MA2-06, Cathedral:Elevators		325,000
			0			325,000
	MA2-07, Heath Street: Roofs		1,000,000	MA2-07, Heath Street: HVAC		100,000
	MA2-07, Heath Street: A&E		30,000	MA2-07, Heath Street: Roofs		700,000
			1,030,000	MA2-07, Heath Street: Fire Protection		250,000
				MA2-07, Heath Street: A&E		150,000
						1,200,000
	MA2-08, Maverick: Development		0	MA2-08, Maverick: Development		0
			0			0
	MA2-09, Franklin Hill:		0	MA2-09, Franklin Hill: Basements		500,000
			0			500,000
	Subtotal of Estimated Cost		3,030,000	Subtotal of Estimated Cost		2,925,000

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U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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: 504 Compliance		1,913,000	MA2-11, Whittier Street: Underground Utilities		150,000
See	MA2-11, Whittier Street: A&E		80,000	MA2-11, Whittier Street: Elevators		50,000
			1,993,000	MA2-11, Whittier Street: USTs		80,000
				MA2-11, Whittier Street: Fire Protection		60,000
				MA2-11, Whittier Street: A&E		15,000
						355,000
Statement	MA2-13, Washington-Beech:		0	MA2-13, Washington-Beech:		0
			0			0
				MA2-14, Alice H. Taylor: Elevators		200,000
	MA2-14, Alice H. Taylor		0	MA2-14, Alice H. Taylor: A&E		50,000
			0			250,000
	MA2-19, Bromley Park: 504 Compliance (*Common areas*)		787,000			
	MA2-19, Bromley Park: 504 Compliance (*Units)*		1,436,000	MA2-19, Bromley Park: Basements		600,000
			2,223,000			600,000
				MA2-23, M.E. McCormack: Basement		900,000
				MA2-23, M.E. McCormack: Building Exterior		54,000
	MA2-23, M.E. McCormack: 504 Compliance		900,500	MA2-23, M.E. McCormack: A&E		140,000
			900,500			1,094,000
	MA2-24, Old Colony		0	MA2-24, Old Colony: Building Exterior		300,000
			0			300,000
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	MA2-56, Infill I		0	MA2-56, Infill I		0
			0			0
	Subtotal of Estimated Cost		5,116,500	Subtotal of Estimated Cost		2,599,000

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U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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: Elevators		100,000	MA2-11, Whittier Street: HVAC		100,000
			100,000	MA2-11, Whittier Street: A&E		107,500
						207,500
	MA2-13, Washington-Beech: A&E		282,000	MA2-13, Washington-Beech: Electrical		2,500,000
			282,000	MA2-13, Washington-Beech: Roofs		600,000
				MA2-13, Washington-Beech: Fire Protection		546,364
				MA2-13, Washington-Beech: A&E		37,500
						3,683,864
	MA2-14, Alice H. Taylor: Fire Protection		450,000	MA2-14, Alice H. Taylor		0
			450,000			0
				MA2-19, Bromley Park: HVAC		100,000
				MA2-19, Bromley Park: Elevators		700,000
	MA2-19, Bromley Park: Roofs		700,000	MA2-19, Bromley Park: Roofs		800,000
	MA2-19, Bromley Park: A&E		103,000	MA2-19, Bromley Park: A&E		150,000
			803,000			1,750,000
	MA2-23, M.E. McCormack: Building Exterior		1,750,000			
	MA2-23, M.E. McCormack: HVAC		1,000,000	MA2-23, M.E. McCormack		0
			2,750,000			0
	MA2-24, Old Colony: Building Exterior		300,000	MA2-24, Old Colony		0
			300,000			0
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	MA2-56, Infill I		0	MA2-56, Infill I		0
			0			0
	Subtotal of Estimated Cost		4,685,000	Subtotal of Estimated Cost		5,641,364

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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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				MA2-58, W. Newton/Rutland/ E. Springfield: USTs		40,000
	MA2-58, W. Newton/Rutland/ E. Springfield: Underground Utilitie		160,000	MA2-58, W. Newton/Rutland/ E. Springfield: A&E		20,000
			160,000			60,000
	MA2-59,Infill II		0	MA2-59,Infill II		0
			0			0
				MA2-82, Commonwealth: Elevators		150,000
	MA2-82, Commonwealth: Non-Residential Areas		500,000	MA2-82, Commonwealth: USTs		90,000
	MA2-82, Commonwealth: A&E		70,000	MA2-82, Commonwealth: A&E		20,000
			570,000			260,000
	MA2-89, Franklin Field		0	MA2-89, Franklin Field: A&E		75,000
			0			0
	MA2-93, Highland Park		0	MA2-93, Highland Park: Roofs		10,000
			0	MA2-93, Highland Park: Building Exterior		78,700
				MA2-93, Highland Park: Fire Protection		100,000
				MA2-93, Highland Park: Non-Residential Areas		30,000
				MA2-93, Highland Park: A&E		25,000
						243,700
	Subtotal of Estimated Cost		730,000	Subtotal of Estimated Cost		601,200

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-58, W. Newton/Rutland/ E. Springfield: A&E		57,000	MA2-58, W. Newton/Rutland/ E. Springfield: Fire Protection		100,000
			57,000			100,000
	MA2-59,Infill II		0	MA2-59,Infill II		0
			0			0
	MA2-82, Commonwealth: Fire Protection		220,000	MA2-82, Commonwealth: A&E		37,500
			220,000			37,500
	MA2-89, Franklin Field: Electrical		450,000	MA2-89, Franklin Field: Fire Protection		650,000
	MA2-89, Franklin Field: A&E		125,000	MA2-89, Franklin Field: A&E		37,500
			575,000			687,500
	MA2-93, Highland Park: Electrical		20,000	MA2-93, Highland Park		0
			20,000			0
	Subtotal of Estimated Cost		872,000	Subtotal of Estimated Cost		825,000

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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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		264,000	MA2-00, HA-Wide: Vacant Unit Rehab		2,600,000
	MA2-00, HA-Wide: USTs			MA2-00, HA-Wide: USTs		
	A&E		100,000	*A&E*		200,000
	Construction		100,000	*Construction*		250,000
	MA2-00, HA-Wide: Lead Paint Abatement			MA2-00, HA-Wide: Lead Paint Abatement		
	A&E		50,000	*A&E*		150,000
	Construction		80,000	*Construction*		500,000
	MA2-00, HA-Wide: Clerks		293,715	MA2-00, HA-Wide: Clerks		365,000
	MA2-00, HA-Wide: Consultant		400,000	MA2-00, HA-Wide: Consultant		400,000
	MA2-00, HA-Wide: Relocation		800,000	MA2-00, HA-Wide: Relocation		80,000
	MA2-00, HA-Wide: Contingency		279,975	MA2-00, HA-Wide: Contingency		792,510
			1,773,690			5,337,510
	MA2-00, HA-Wide Prod. Imp.: Computers		449,625	MA2-00, HA-Wide Prod. Imp.: Computers		99,625
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		23,692	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		23,692
	MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000	MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000
			523,317			173,317
	Subtotal of Estimated Cost		2,594,007	Subtotal of Estimated Cost		5,510,827

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-00, 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		
Annual	*A&E*		200,000	*A&E*		200,000
	Construction		250,000	*Construction*		250,000
Statement	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: Clerks		365,000	MA2-00, HA-Wide: Clerks		365,000
	MA2-00, HA-Wide: Consultant		400,000	MA2-00, HA-Wide: Consultant		400,000
	MA2-00, HA-Wide: Relocation		80,000	MA2-00, HA-Wide: Relocation		80,000
	MA2-00, HA-Wide: Contingency		825,740	MA2-00, HA-Wide: Contingency		751,375
			5,370,740			5,246,375
	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.		23,692	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		23,692
	MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000	MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000
			173,317			173,317
	Subtotal of Estimated Cost		5,544,057	Subtotal of Estimated Cost		5,419,692

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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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	MA2-26, Margaret Collins: 504 Compliance		10,000	MA2-26, Margaret Collins		0
			10,000			0
				MA2-27, Annapolis: Unit Modernization		224,000
	MA2-27, Annapolis: Site Improvements		8,500	MA2-27, Annapolis: A&E		20,160
			8,500			244,160
				MA2-28, Ashmont: Unit Modernization		224,000
	MA2-29, Holgate: Building Exterior		85,000	MA2-28, Ashmont: A&E		20,160
	MA2-29, Holgate: Unit Modernization		9,000			244,160
			94,000			
				MA2-29, Holgate		0
	MA2-30, Foley: 504 Compliance		450,000			0
	MA2-30, Foley: Relocation(*504 Compliance*)		10,000			0
			460,000			
				MA2-30, Foley		0
						0
	MA2-32, Groveland: 504 Compliance		0			
			0	MA2-32, Groveland		0
						0
	MA2-34, Davison: 504 Compliance		10,000			
			10,000	MA2-34, Davison		0
						0
	MA2-35, Washington St: Unit Modernization		9,000			
	MA2-35, Washington St: 504 Compliance		25,000	MA2-35, Washington St: 504 Compliance		0
			34,000			0
	MA2-36, West Ninth St.		0	MA2-36, West Ninth St.		0
			0			0
	MA2-37, John Carroll: Unit Modernization		15,000	MA2-37, John Carroll		0
	MA2-37, John Carroll: 504 Compliance		10,000			0
			25,000			
	Subtotal of Estimated Cost		641,500	Subtotal of Estimated Cost		488,320

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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		0	MA2-26, Margaret Collins		0
			0			0
	MA2-27, Annapolis: Non-Residential Areas		75,000	MA2-27, Annapolis		0
			75,000			0
	MA2-28, Ashmont: Unit Modernization		224,000	MA2-28, Ashmont		0
	MA2-28, Ashmont: A&E		20,160			0
			244,160			
	MA2-29, Holgate: Building Exterior		40,000			
	MA2-29, Holgate: A&E		103,000	MA2-29, Holgate: Site Improvements		50,000
			143,000			50,000
	MA2-30, Foley		0	MA2-30, Foley: Building Exterior		40,000
			0			40,000
	MA2-32, Groveland		0	MA2-32, Groveland: Unit Modernization		400,000
			0			400,000
	MA2-34, Davison: Unit Modernization		200,000	MA2-34, Davison		0
			200,000			0
	MA2-35, Washington St: Unit Modernization		350,000	MA2-35, Washington St: Unit Modernization		100,000
			350,000			100,000
	MA2-36, West Ninth St.: Unit Modernization		250,000	MA2-36, West Ninth St.		0
			250,000			0
	MA2-37, John Carroll		0	MA2-37, John Carroll		0
			0			0
	Subtotal of Estimated Cost		1,262,160	Subtotal of Estimated Cost		590,000

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Work Statement for Year 1 FFY:2004	Work Statement for Year FFY 2005	2		Work Statement for Year FFY 2006	3	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-38, J.J. Mead: 504 Compliance		10,000	MA2-38, J.J. Mead		0
			10,000			0
	MA2-40, MLK Towers: Unit Modernization		13,000	MA2-40, MLK Towers		0
	MA2-40, MLK Towers: 504 Compliance		1,323,625			0
See			1,336,625			
				MA2-41, Eva White		
Annual	MA2-41, Eva White: Unit Modernization		13,000			0
	MA2-41, Eva White: Electrical		50,000			0
Statement			63,000			
	MA2-42, Walnut Park: Unit Modernization		13,000	MA2-42, Walnut Park		0
	MA2-42, Walnut Park: 504 Compliance		360,000			0
	MA2-42, Walnut Park: Relocation(*504 Compliance*)		10,000			
			383,000			
						0
				MA2-45, Amory St.: Unit Modernization		600,000
	MA2-45, Amory St.: Unit Modernization		9,500	MA2-45, Amory St.: Building Exterior		85,000
			9,500			685,000
	MA2-47, General Warren		0	MA2-47, General Warren: Site Improvements		35,000
	MA2-49, Torre Unidad: 504 Compliance		225,000	MA2-49, Torre Unidad: Unit Modernization		600,000
			225,000	MA2-49, Torre Unidad: Electrical		150,000
				MA2-49, Torre Unidad: A/E		30,000
						180,000
	MA2-50, Rockland: 504 Compliance		726,500			
			726,500	MA2-50, Rockland: Unit Modernization		150,000
				MA2-50, Rockland: A&E		5,310
	MA2-51, Codman: Unit Modernization		10,000			155,310
	MA2-51, Codman: 504 Compliance		346,425			
			356,425	MA2-51, Codman: Unit Modernization		200,000
				MA2-51, Codman: Plumbing		150,000
	MA2-52, Heritage: 504 Compliance		1,381,625	MA2-51, Codman: A&E		13,500
			1,381,625			363,500
	Subtotal of Estimated Cost		4,491,675	Subtotal of Estimated Cost		1,701,310

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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	MA2-38, J.J. Mead: Unit Modernization		150,000	MA2-38, J.J. Mead: Unit Modernization		100,000
			150,000			100,000
	MA2-40, MLK Towers: Unit Modernization		400,000	MA2-40, MLK Towers: Site Improvements		28,000
			400,000			28,000
	MA2-41, Eva White: Building Exterior		270,000	MA2-41, Eva White: Building Exterior		400,000
			270,000			400,000
	MA2-42, Walnut Park		0	MA2-42, Walnut Park: Building Exterior		200,000
			0			200,000
	MA2-45, Amory St.		0	MA2-45, Amory St.		0
			0			0
	MA2-47, General Warren		0	MA2-47, General Warren		0
			0			0
	MA2-49, Torre Unidad: Unit Modernization		175,000	MA2-49, Torre Unidad: Building Exterior		175,000
	MA2-49, Torre Unidad: Non-Residential Areas		50,000			175,000
			225,000	MA2-50, Rockland		0
	MA2-50, Rockland: Unit Modernization		200,000			0
			200,000	MA2-51, Codman: Unit Modernization		325,000
	MA2-51, Codman		0			325,000
			0			
	MA2-52, Heritage		0	MA2-52, Heritage		0
			0			0
	Subtotal of Estimated Cost		1,245,000	Subtotal of Estimated Cost		1,228,000

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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	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	MA2-53, St. Botolph: 504Compliance		724,375	MA2-53, St. Botolph: Non-Residential Areas		10,000
			724,375			10,000
	MA2-54, Pasciucco: Unit Modernization		10,000	MA2-54, Pasciucco: Unit Modernization		20,000
			10,000			20,000
	MA2-57, Lower Mills		0	MA2-57, Lower Mills: Electrical		70,000
			0			70,000
	MA2-61, Ausonia		0	MA2-61, Ausonia: Unit Modernization		250,000
			0			250,000
	MA2-62, Hassan		0	MA2-62, Hassan: Electrical		75,000
			0	MA2-62, Hassan: A&E		10,000
						85,000
	MA2-70, Spring Street: 504Compliance		30,000			
			30,000	MA2-70, Spring Street		0
						0
	MA2-71, Patricia White: 504Compliance		630,000	MA2-71, Patricia White		0
	MA2-71, Patricia White: Relocation (*504Compliance*)		10,000			0
			640,000			
	MA2-72, Roslyn: 504Compliance		400,000			
			400,000	MA2-72, Roslyn		0
						0
	MA2-77, Bellflower		0	MA2-77, Bellflower		0
			0			0
	MA2-83, Peabody Square		0	MA2-83, Peabody Square		0
			0			0
	Subtotal of Estimated Cost		1,804,375	Subtotal of Estimated Cost		435,000

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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	MA2-53, St. Botolph		0	MA2-53, St. Botolph		0
			0			0
	MA2-54, Pasciucco: Unit Modernization		400,000	MA2-54, Pasciucco		0
			400,000			0
	MA2-57, Lower Mills		0	MA2-57, Lower Mills		0
			0			0
	MA2-61, Ausonia		0	MA2-61, Ausonia		0
			0			0
	MA2-62, Hassan		0	MA2-62, Hassan		0
			0			0
	MA2-70, Spring Street		0	MA2-70, Spring Street		0
			0			0
	MA2-71, Patricia White		0	MA2-71, Patricia White		0
			0			0
	MA2-72, Roslyn		0	MA2-72, Roslyn		0
			0			0
	MA2-77, Bellflower		0	MA2-77, Bellflower		0
			0			0
	MA2-83, Peabody Square		0	MA2-83, Peabody Square		0
			0			0
	Subtotal of Estimated Cost		400,000	Subtotal of Estimated Cost		0

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Work Statement for Year 1 FFY:2004	Work Statement for Year 2 FFY 2005			Work Statement for Year 3 FFY 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-90, Joseph C.Malone: Unit Modernization		10,000	MA2-90, Joseph C.Malone		0
	MA2-90, Joseph C.Malone: 504 Compliance		30,000			0
See			40,000			
				MA2-95, Commonwealth Elderly: USTs		10,000
Annual	MA2-95, Commonwealth Elderly: A&E		10,000			10,000
			10,000			20,000
	MA2-98, Hampton House: Site Improvements		0	MA2-98, Hampton House		0
			0			0
	MA2-126, Frederick Douglass		0	MA2-126, Frederick Douglass		0
			0			0
	MA2-127, Washington Manor		0	MA2-127, Washington Manor		0
			0			0
			0			0
	Subtotal of Estimated Cost		50,000	Subtotal of Estimated Cost		20,000

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Work Statement for Year 1 FFY:2004	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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	MA2-90, Joseph C.Malone		0	MA2-90, Joseph C.Malone		0
			0			0
	MA2-95, Commonwealth Elderly: Fire Protection		30,000	MA2-95, Commonwealth Elderly		0
			30,000			0
	MA2-98, Hampton House		0	MA2-98, Hampton House: Unit Modernization		300,000
			0			300,000
	MA2-126, Frederick Douglass		0	MA2-126, Frederick Douglass: Unit Modernization		350,000
			0			350,000
	MA2-127, Washington Manor		0	MA2-127, Washington Manor: Unit Modernization		350,000
			0			350,000
	Subtotal of Estimated Cost		30,000	Subtotal of Estimated Cost		1,000,000

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Management Needs Work Statement(s)
Capital Fund Program(CFP)

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Work Statement for Year 1 FFY: 2004	Work Statement for Year 2 FFY 2005			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		411,669	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		411,669
	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		269,612	MA-200, HA-Wide Mgmt. Imp.: Community Services		269,612
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		745,702	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,095,702
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		189,423	MA-200, HA-Wide Mgmt. Imp.: Occupancy		189,423
	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		266,312	MA-200, HA-Wide Mgmt. Imp.: MIS		266,312
	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		111,810	MA-200, HA-Wide Mgmt. Imp.: Risk Management		111,810
	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		51,553	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		51,553
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		69,208	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		69,208
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0
			$2,115,289			$2,465,289
	Subtotal of Estimated Cost		$2,115,289	Subtotal of Estimated Cost		$2,465,289

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Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY 2007			Work Statement for Year 5 FFY 2008		
	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		411,669	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		411,669
	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		269,612	MA-200, HA-Wide Mgmt. Imp.: Community Services		269,612
	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,095,702	MA-200, HA-Wide Mgmt. Imp.: Public Safety		1,095,702
	MA-200, HA-Wide Mgmt. Imp.: Occupancy		189,423	MA-200, HA-Wide Mgmt. Imp.: Occupancy		189,423
	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		266,312	MA-200, HA-Wide Mgmt. Imp.: MIS		266,312
	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		111,810	MA-200, HA-Wide Mgmt. Imp.: Risk Management		111,810
	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		51,553	MA-200, HA-Wide Mgmt. Imp.: Rent Collection		51,553
	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		69,208	MA-200, HA-Wide Mgmt. Imp.: Grievance Panel		69,208
	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		0
			$2,465,289			$2,465,289
	Subtotal of Estimated Cost		$2,465,289	Subtotal of Estimated Cost		$2,465,289

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SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
TOPICS: **2004 ANNUAL PLAN (1-2)** **RESIDENT ADVISORY BOARD (3-4)** **MONITORING COMMITTEE (4)** **FLAT RENT (5-6)** **DESIGNATED HOUSING PLAN (6)** **VACANCY REDUCTION (7)** **HOPE VI (8)** **COMMUNITY SERVICE (8-11)** **CIVIL RIGHTS (11)** **ACOP (12-13)** **ADMISSIONS (14-19)** **ADMISSIONS SECTION 8 (20-23)** **SECTION 8 ADMINISTRATIVE PLAN (24)** **SECTION 8 PAYMENT STANDARD (24-27)** **SECTION 8 (27)** **5 YEAR PROGRESS REPORT (28-30)** **5 YEAR PLAN (30)**		
2004 ANNUAL PLAN	The BHA's most recent Annual Budget and Audit are supposed to be provided as Supporting Documents to the PHA Plan, and thus be available for review by the RAB and public in the Planning Library. However, as of the date of these comments, these materials have not been provided in the Planning Library, but only the budget and audit materials that were provided for prior PHA Plan years.	The Authority's FY 03 audit was received in the last week of December 2003 in accordance with the Audit timetable. The Audit is due by 12/31 or 9 months after the end of the fiscal year. The BHA's FY 03 Federal and State Operating Budget is also now available in the planning library.
2004 ANNUAL PLAN	p. 9: The turnover figure for Section 8's here (500 in a year) is not the same as on p. 36 (600 in a year, plus 60/year in project-based Section 8 vouchers, plus additional annual turnover increments for specialized programs) and they should be consistent.	The BHA has made changes to the template so that information submitted is consistent as well as to clarify the information. In Section 1, the BHA is reporting on annual waitlist turnover and in Section 5, the BHA is reporting on expected unit/voucher turnover.
2004 ANNUAL PLAN	p. 11: This says that the annual waiting list turnover is 5,300, but the figures below on turn-over by bedroom size shows a turn-over of roughly 1,060. The difference between these figures should be explained–i.e., BHA "gets through" roughly 5,300 names on the waiting list each year through a combination of purging those who don't respond, finding persons ineligible, making offers which are not accepted, etc., but the actual number of apartments turning over is the smaller number. These figures seem a little high, and should be compared with those in prior years.	The Agency Plan template requires reporting on both waitlist turnover and unit/voucher turnover. The BHA has changed the template to clarify where these numbers are reported.

SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
2004 ANNUAL PLAN	P. 32: On payment standards, recommend using the same standard as DHCD, i.e., 105% of the FMR. In addition, exception rents might be higher than the general payment standard, and should be a 2nd exception (in addition to reasonable accommodation).	The Section 8 rental information database reflects that one hundred percent of the present FMR payment standard is adequate for market purposes. Exception rents, pursuant to recent HUD directives, will continue to be offered as reasonable accommodations.
2004 ANNUAL PLAN	P. 36: Information should be provided on annual turn-over in the Section 8 moderate rehabilitation program, since this includes the McKinney Section 8 mod rehab units.	The BHA has made changes to the template so that information submitted is consistent.
2004 ANNUAL PLAN	Residents should know their rights. Residents can find out a lot of information by going to the Copley library Government Documents section and reading. Rent is based on gross income and not on what residents take home. This is unjust and should be changed. Public housing should serve low income, very low income and extremely low income people and the mixing of incomes is driving poor people out of housing.	BHA agrees that residents should know their rights and encourages resident groups to work with groups such as Greater Boston Legal Services to ensure that they are aware of their options under the law. With regard to rent being based on gross income, the BHA does not have discretion on this, it is federal law.
2004 ANNUAL PLAN	HUD needs to hear the voices of residents and more residents should come to the hearing and should make comments.	BHA agrees and is open to suggestions on how to improve attendance at hearings.
2004 ANNUAL PLAN	HUD has cut hundreds of millions of dollars from their budget in the past few years. Residents should register to vote and get out and vote to protect public housing.	BHA agrees and encourages resident organizations to mobilize residents to vote. BHA has worked with and supported Committee for Boston Public Housing's effort to register public housing residents to vote.
2004 ANNUAL PLAN	A resident commented that he had been living in public housing for a long time and that it was hard to find an apartment and that there was a long waiting list to get in to public housing. He called for the BHA to be smart and that we need more public housing.	BHA agrees. Waiting lists here and around the country are very long. The federal government needs to commit itself to the development of more affordable housing.
2004 ANNUAL PLAN	One resident commented that she does not want to see any public housing units sold as Section 8 homeownership units or used for any other purpose other than public housing rental units.	The BHA has no current plans to convert public housing units to Section 8 homeownership units.

SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
RESIDENT ADVISORY BOARD	Part of the PHA Plan is to describe the assistance and resources which the BHA has provided to the RAB. In the past, the BHA had proposed to use some of the $25/unit Tenant Participation Funds under the Operating Subsidy to fund support for the RAB. RAB members, however, were concerned that this would divert resources from LTOs that were badly in need of support, and noted that the BHA had managed to provide support for the RAB prior to the $25/unit funds. At its November 2003 meeting, the RAB re-confirmed this position. However, it appears that not all of the $25/unit funds have been claimed by LTOs in accordance with the terms of Memoranda of Agreement negotiated with tenant representatives in the fall of 2001. The RAB has asked that the BHA report back to it on utilization of these funds and whether they can be used to help support the RAB's work. If funding is available, the RAB and the BHA will need to determine how it should be prioritized.	The BHA will provide a report on the use of Tenant Participation Funds as requested to the RAB.
RESIDENT ADVISORY BOARD	Pages 6-8 of the five-year progress report discuss MIS and technology issues. This portion of the report should also address, as required by HUD guidance, how RAB members and LTOs will have Internet access to important BHA/HUD data. It is not enough to simply say that RAB members can go to their local library–there should be a way for them to appropriately access information at the BHA, such as by being permitted to have access from the Planning Library.	The BHA is willing to work with the RAB to help define their need for internet access but needs a specific proposal before we can make a determination. The BHA is currently providing internet access to a RAB co-chair.
RESIDENT ADVISORY BOARD	In its comments on the PHA Plan last year, the RAB asked that BHA provide it with information about how many developments were not in compliance with HUD/DHCD requirements to have LTOs with proper elections and bylaws, and what the plans were for bringing those developments into compliance, so that they could utilize the $25/unit tenant participation funds. BHA has not yet provided a response to this inquiry. The RAB would still like this information. As noted above, if there are in fact tenant participation funds which are not being utilized by BHA, these should be made available for use by the RAB–but we'd want to make sure that funds remained available to LTOs that are in the process of getting themselves into position for BHA funding, and that LTOs are getting appropriate help to become eligible for assistance.	BHA staff will provide the requested information at an upcoming RAB meeting. Since May 2003, at least six more family and elderly/disabled task forces have held elections or been brought into compliance. This was accomplished through a collaborative effort with the Elderly & Disabled Housing Program's Resident Services staff, Mass Senior Action and the residents. BHA staff are working with the remaining Elderly and Disabled task forces to help them with elections and bring them into compliance. BHA staff are currently working on developing a plan for training residents and resident leaders that will tentatively take place in the Spring of 2004. It should be noted that task force status is a fluid situation since developments go in and out of compliance due, in part, to elections and unforeseen circumstances such as a Task Force member's illness or demise.

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RESIDENT ADVISORY BOARD	The Boston Housing Authority is required to provide reasonable resources to the Resident Advisory Board. The RAB is mandated by HUD. The RAB wants to see in writing what those reasonable resources are going to be. HUD should clarify to housing authorities what are reasonable resources.	The BHA believes it is providing adequate resources for the operation of the RAB, including food, transportation, interpreters, and office space including phone, computer, and internet access. The BHA can provide a budget to the RAB.
MONITORING COMMITTEE	BHA is required by its governance legislation to have a Monitoring Committee. However, the BHA and the Mayor's Office haven't paid sufficient attention to insuring that the governance legislation has been followed. The Monitoring Committee hasn't met since 2001 (there was no Monitoring Committee for the 2002-2003 term), and the 5-Year Progress Report is not accurate in making it appear that the Committee has been meeting.	BHA will soon submit to the Mayor's Office nominees for the BHA monitoring committee.
MONITORING COMMITTEE	The RAB has proposed, since the FY 2000 PHA Plan, that BHA and the Mayor's office consider revisions to the enabling law to make this all work more smoothly, so that the Committee doesn't phase out after every City Council election, and that the Committee explicitly include Section 8 representatives. A draft revision for certain portions of the governance legislation was provided to BHA in early 2003 by GBLS, but BHA has not responded. BHA must insure that: (a) a new Monitoring Committee is appointed for 2004; and (b) the existing legislation is examined, and appropriate amendments sought through the home rule process, so that the structure will work as originally intended, and so that Section 8 representatives are explicitly included in the Monitoring Committee.	Upon reappointment of the Monitoring Committee, the BHA will work with that Committee and the RAB around appropriate changes to the governance law.

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COMPONENT	COMMENT	RESPONSE
FLAT RENT	The Resident Advisory Board and task forces need more time to look at the flat rent policy. The RAB is not happy with the current flat rent policy and asks the BHA to reconsider the flat rent policy and perhaps adjust it annually.	BHA will continue to use 70% of FMR as the standard for flat rents, but will need to review this policy over time, as the new admissions policy is implemented and applicants are able to select which developments they choose to live in. The BHA is interested in updating flat rents annually. If the BHA decides to pursue this change it will undertake a review and comment period. We agree that residents who have requested a move to a smaller unit, based on a new family composition, should pay the rent applicable to the unit they are waiting for. A transfer application signed by the resident must be in place and the resident may not have refused an offer for relocation for this lower rent to apply. The BHA has asked the RAB to spend some time reviewing the flat rent policy and to offer any recommendations on how the flat rent policy might be shaped for the future.
FLAT RENT	One resident said she had been a happy public housing resident for 30 years but was unhappy at the way the flat rent policy was implemented. She had helped gather 300 comments on the flat rent policy and submit them to HUD.	See above.
FLAT RENTS	We would ask that BHA come back to the RAB to discuss any changes that it intends to make to the flat rents before any policy is implemented. We strongly recommend that if flat rents are going to be increased in the future, that BHA give all affected tenants, LTOs, and the RAB 30 days notice and comment opportunity, consistent with HUD guidelines and BHA's Local Tenant Participation Policy, and that BHA give weight to comments it receives before implementing any changes.	See above.
FLAT RENTS	Should BHA continue to use the same flat rents throughout the City (with the exception of the HOPE VI developments), or should this change?	See above.
FLAT RENTS	What if the flat rent-paying tenant is in a larger unit size than s/he requires, and is awaiting transfer to an appropriately sized unit?	See above.
FLAT RENTS	Should 70% of FMR continue to be used, or some other formula?	See above.
FLAT RENTS	How often should the flat rent figure be adjusted? Would it be better to have it be adjusted year by year, rather than hitting residents with one large increase at the end of several years with no change?	See above.

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COMPONENT	COMMENT	RESPONSE
FLAT RENTS	What sort of process should BHA use when it's thinking of increasing the flat rents?	See above.
DESIGNATED HOUSING PLAN	BHA's current Designated Housing Plan is valid for five years from the date of HUD approval. As is noted on p. 54 of the Annual Plan, the current plan was approved by HUD on August 27, 1999, and will expire during the life of the FY 2004 PHA Plan. Therefore, BHA will need to go through some sort of analysis and process regarding whether the plan should be extended, and if there are any changes to be made. While there may be an argument about whether a simple extension without changes would be a significant amendment/modification to the existing PHA plan, BHA should err on the side of process, and involve the RAB, as well as persons with disabilities, LTOs for its elderly/disabled public housing development, and advocates for the disabled, the elderly, and the homeless, in discussions well in advance of the date that any request for extension is due regarding any plan for extension.	We agree that there is a need to perform an analysis of the existing designated housing plan to determine how effective it has been toward the goal of 30% disabled/70% elderly in each building. We will be beginning this process during the first part of 2004 and completing it before June 1, 2004, which provides adequate time for notice and comment in the event that we decide that changes are required – or not. In either case, we agree that a notice and comment period is wise. We agree that the current scarcity of section 8 certificates and the changes in accessible unit counts could impact the outcome of this analysis.
DESIGNATED HOUSING PLAN	Since BHA is currently issuing very few Section 8 vouchers due to fiscal concerns (including any Section 8's set aside for the Designated Housing Program), this affects the analysis of alternatives for younger persons with disabilities, and should be factored in to any revised/extended plan.	
DESIGNATED HOUSING PLAN	In addition, since BHA has increased the number of accessible units in its elderly/disabled developments as part of its 504 Voluntary Compliance Agreement, this may change the way units are counted for the existing plan on p. 55 (accessible units are not factored into the "elderly only" count, and are to be assigned to anyone requiring the special features regardless of age). Once additional accessible units come on line, the chart on p. 55 should be revised.	

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VACANCY REDUCTION	Boston Tenants Coalition is glad that there has been progress on vacancy reduction, but it is troubling that BHA has not been able to comply with the goal of bringing vacant units back on line within 30 days. This has long been a required mandate for the BHA under the 1990 Final Order in the Perez receivership case, and also could raise PHAS concerns. What are the long-term vacancies that came back onto line recently? What is the strategy to come into compliance with the 30-day turnaround goal? We understand that relocation required by HOPE VI and 504 compliance means that many units must be left vacant for those purposes, and cannot be used to house new families. The lack of Section 8 vouchers also means that public housing (as well as what turnover occurs in multifamily assisted developments in the City) is often the primary alternative for homeless and at risk families.	We agree that it is troubling that we have not been able to reach our thirty-day unit turnaround goal. As you know, there are numerous factors which impact this goal, and relocation over the past year has had a major impact. It is very frustrating to us that we are unable to occupy these units and must often prepare two units for each move-out to accommodate transfers. This impact will continue over the next several years, unfortunately. However, as a general rule (though not entirely) relocation impacts a set of developments at a time, and not the entire system. In addition, from a maintenance point of view, the number of outstanding work orders in occupied units is also affecting our ability to perform work quickly in vacant units. We are hoping to reduce outstanding occupied unit and vacancy unit work orders to a manageable level by April 1st under the work order reduction Program. At that time, we will reestablish goals for the maintenance turnaround of vacant units in those developments not undergoing significant relocation work. At that time also, we will need to work with the Occupancy department to streamline the offers process to insure move-ins to appropriate units in a more efficient manner.
VACANCY REDUCTION	We also ask that BHA vigorously pursue obtaining any other form of resources, including the Public Benefit Fund that was to be set aside in conjunction with Harbor Point loan repayment funds (formerly BHA's Columbia Point development). We are glad to see that BHA and the City's Department of Neighborhood Development (DND) are exploring the development of new affordable housing opportunities through the Replacement Housing Funds (RHF), and would like to be involved in discussions with the BHA about how best to maximize the creation of affordable housing targeted to families with the greatest financial need.	BHA is vigorously pursuing other forms of resources and cooperative relationships to maximize limited resources. As yet there are no funds available from the former Columbia Point development loan repayment.

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HOPE VI	BHA indicates that it will be applying for HOPE VI funding for redevelopment of its Franklin Hill development. BHA has proposed using the second five-year RHF increment to help develop new construction units to support the overall redevelopment. On the other hand, BHA cannot be certain that the HOPE VI proposal will be approved. Thus, it has included $380,000 for FY 2004, and $600,000 for FY 2005, in its 5-year plan for 504 compliance work at the development. Obviously it does not make sense to do 504 compliance work to buildings which will be torn down. We understand that if the HOPE VI proposal is funded, BHA will appropriately reprogram these funds, and make other adjustments to its 5-year capital fund program to take account of this.	Yes, if this year's application for HOPE VI funds for Franklin Hill is approved, then BHA will immediately reprogram all 504 funds originally budgeted for Franklin Hill to other needed project(s).
HOPE VI	We understand that the proposal at Franklin Hill is intended to insure that all families currently at the development have the right to return if they wish, and to minimize the number of affordable low-income units lost– these are principles that has been critical to the partnership between BHA and its residents. We do not have sufficient information yet to comment on the details of the Franklin Hill proposal, but hope that the BHA keeps the RAB and the housing advocacy community well informed as details are finalized. It is critical that residents be in the drivers' seat in this process, and that the ultimate proposal best serve their needs and the needs of their families for long-term affordable housing.	The BHA was invited to begin a HOPE VI planning process by the resident task force at Franklin Hill almost two years ago. Since that time, the process has been resident-driven, with active participation by the task force, larger resident community, and other stakeholders. Several meetings have been open to the public with broad outreach and public advertising. The program and physical design have had significant resident input over several months, including many meetings and an all-day design charrette. The BHA will continue to be focused upon resident input throughout this process. Additionally, the program that will be included in the application to HUD includes 378 new units of housing (309 rental and 69 homeownership units). All of these 378 units will be affordable; the program does not contain a market component. If awarded the grant for Franklin Hill, the program calls for a one-for-one replacement of public housing units.
COMMUNITY SERVICE	Due to certain features of Massachusetts' welfare laws and other programs which are funded using Temporary Aid to Needy Families (TANF) funds, many adults and households are exempt from community service obligations. GBLS has shared with BHA materials that were developed by welfare advocates at Mass. Law Reform Institute (MLRI), clarifying how the household and family exemptions contained in federal law play out in Massachusetts.	(see below)

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COMMUNITY SERVICE	We are concerned that there may be a number of individuals and households who are exempt from community service obligations which have not been sufficiently identified by BHA. BHA has put the main onus for establishing exemption on tenant households, who are often in the worst position to interpret what is required by law, or to know what household characteristics may be relevant for exemption. The materials provided by BHA on exemption to households are not complete, nor are they easy to understand. It is also not clear that BHA has given persons who it considers non-exempt notice of adverse action and the right to grieve the determination that there is no exemption, as is required by applicable federal law.	We agree that we need to reconsider some of the policies and procedures concerning implementation of the Community Services Regulation. This process will begin in approximately March of 2004 and at that time, we will take into consideration all of the comments made here. We will review carefully the MLRI document as well as the HUD manual and notices to determine our final policies. We will also carefully review all family compositions and determine whom we can automatically exclude and provide statistical information to the RAB and to GBLS concerning the number of impacted individuals and households. Once this review is complete, we will if necessary issue revised policies for notice and comment. We are already anticipating the training of grievance panel members. Any Notices to residents which are not clear will include the right to appeal. As part of the review, we will re-consider the minimum work hours portion of the current policy.
COMMUNITY SERVICE	We would ask that BHA share with the RAB and GBLS information about how many individuals and households are non-exempt, and re-evaluate those households in light of the updated information provided by MLRI to see whether exemptions may apply. In addition, we would like to see any of the standard notices and information provided by BHA, and insure that households and individuals are properly informed of grievance rights. Since this is a new matter for the BHA Grievance Panel to consider, it may well be a matter for which Grievance Panel training is required, and where there are disputes, it may be helpful to have these be reviewed by BHA senior staff to insure that exemption criteria are being correctly and consistently applied.	

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COMMUNITY SERVICE	In addition, HUD announced, in both the PHOG and PIH Notice 2000-17, certain recommendations and guidance for PHAs on community service. Some of these recommendations were expressed as HUD "requirements", but are in fact contrary to statute and/or are not authorized (i.e., that community service and self-sufficiency activities must be carried out in the same city/town where the public housing development is located). HUD also indicated that, where a household member already engaged in "work activities" sought exemption, the PHA should require a certain minimum number of hours for such work activities. Inconsistent guidance was provided on what that minimum should be (the PHOG gave one figure, and the PIH Notice another), and HUD has indicated that the minimum number of hours it discussed was merely a "suggestion", leaving the actual minimum up to the PHA.	See above
COMMUNITY SERVICE	BHA's original community services policy did not have a minimum number of hours for the work activity exemption (other than the logical one that it would have to be at least 8 hours per month, i.e., not less than the community services requirement). BHA has now revised the policy, in accordance with HUD's directive, to have a minimum 10 hour per week requirement. We think this is a significant modification/amendment, and should trigger both the PHA plan process and the notice/opportunity to comment provisions of 24 C.F.R. § 966.5 for changes in BHA policy (and the analogous provisions of BHA's Local Tenant Participation Policy, involving notice and comment by LTOs as well as affected tenants). We continue to believe that it is not necessary for BHA to establish such a minimum requirement, as this additional provision is NOT authorized in the regulations. Moreover, it does not make sense to subject individuals to the community services requirement where their work activities show that they are already doing more than 8 hours/month of community service.	See above

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COMMUNITY SERVICE	At the December 11, 2003 RAB meeting, at least one RAB member objected to the way in which these exemptions operate, saying it was unfair that, for example, all adult members of a household headed by an individual receiving SSI would be exempt, while the same would not be true for the adult members of a household headed by a tenant who was employed. (Such an exemption exists because Massachusetts provides a state supplement which is an element of the SSI payment, and thus the exemption for being "in a family receiving assistance under ...any other welfare program of the State" applies. See 42 U.S.C. § 1437j(c)(2)(E).) BHA is not free to alter the exemption categories provided by federal law, as they may play out due to the features of Massachusetts' public assistance laws. Residents are free to push HUD and Congress to change community service requirements and exemptions, but this is not done through the PHA plan process.	See above We are aware of this seeming conflict in the regulations, but recognize that this is not an issue we can change on our own.
CIVIL RIGHTS	HUD recommends that PHAs assure continued compliance with non-discrimination and accessibility requirements for persons with disabilities by conducting needs assessments and self-evaluations "at least yearly", working with people/residents with disabilities and local advocacy groups. Transition plans are to be updated based on such needs assessments and self-evaluations, and the transition plan must be available for public review. See PIH Notice 2003-31 (HA), issued Nov. 26, 2003.	The BHA is in the process of completing the transition plan and will make the plan available in late Spring 2004 and will update the RAB on this process.
CIVIL RIGHTS	BHA appears to be in the process of revising its transition plan. However, BHA has not shared information with the RAB, or included information in its Planning Library, regarding the consultants' reports and/or revised needs assessments and self-evaluations based on those reports, nor has it described what particular steps it is planning to take to revise its transition plan. This information should be provided, and is a critical part of the Annual Plan's certification of civil rights compliance. As BHA develops an updated Transition Plan, it should provide this information to the RAB and to those it has been convening on 504 issues to solicit feedback prior to implementation.	The BHA is in the process of completing the transition plan and will make the plan available in late Spring 2004 and will regularly update the RAB on this process.

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COMPONENT	COMMENT	RESPONSE
ACOP	BHA's Admissions and Continued Occupancy Policy (ACOP) provides that residual tenancy (approval of remaining members of a tenant household to continued occupancy in public housing) shall be denied if the original leaseholder has moved to public or subsidized housing or private housing. There are two situations where this would appear to lead to unfair results: –There has been domestic violence, and the abuser was the leaseholder, who has secured housing elsewhere, but the victim of abuse and children are still in the public housing unit. –The head of household would benefit from being in elderly/disabled housing (often because of the special features of the unit or development, such as elevators or other adaptations) but the remainder of the household does not require such features, and could live appropriately in the existing housing. We think that these are both exceptions that should be recognized in the residual tenancy policy, and the ACOP should be accordingly revised.	These or similar issues were considered during the review and comment period of the BHA's recently approved ACOP. The BHA has no immediate plans to revise this document as is evident by its FY2004 Agency Plan.
ACOP	Certain other aspects of the residual tenancy policy appear to be inconsistent with the PHOG. The PHOG discusses remaining household member eligibility in a way that makes it appear that remaining household members can automatically be eligible so long as there is at least one household member (not a live-in aide) of legal age or capacity living in the unit to execute the lease, and that a new lease will be signed to correct the family composition. See the PHOG, Chapter 12, § 12.3, p. 156. A PHA may also permit an adult not on the lease to be the new head of household if the only remaining household members are children who otherwise would have to leave the unit.	These or similar issues were considered during the review and comment period of the BHA's recently approved ACOP. The BHA has no immediate plans to revise this document as is evident by its FY2004 Agency Plan. The BHA also notes that the PHOG offers guidance to Housing Authorities and is neither regulatory nor statutory.
ACOP	The PHOG also provides that the new head of household may be charged for any outstanding debt incurred by the former head of household, but the PHA may establish a payment plan, particularly in cases where there would otherwise be an eviction due to delinquent rent. However, the PHA is not supposed to hold remaining family members under age 18 responsible for the rent arrearage incurred by the former head, nor for any amounts incurred before the new head of household turned 18.	These or similar issues were considered during the review and comment period of the BHA's recently approved ACOP. The BHA has no immediate plans to revise this document as is evident by its FY2004 Agency Plan. The BHA also notes that the PHOG offers guidance to Housing Authorities and is neither regulatory nor statutory.

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ACOP	BHA's policy would appear to bar relief where there is a family break-up, and would only give relief to one part of the family. However, there may be circumstances where it would appropriate to provide relief to both parts of the family, particularly as a means to prevent homelessness and hardship. Thus, for example, there may be an elderly couple, both of whom are wheelchair bound, who are having irreconcilable differences and divorce or separate. BHA may decide that it is the humane thing to accommodate both individuals' interests and permit a transfer of one of the individuals to an accessible unit, as a reasonable accommodation, rather than either force the couple to remain together to avoid homelessness or arbitrarily give assistance to one, but not the other, individual. BHA should make appropriate changes to its residual tenancy policy in light of the guidance in the PHOG and the comments raised here.	These or similar issues were considered during the review and comment period of the BHA's recently approved ACOP. The BHA has no immediate plans to revise this document as is evident by its FY2004 Agency Plan. The BHA also notes that the PHOG offers guidance to Housing Authorities and is neither regulatory nor statutory
ACOP	The PHOG provides that PHAs must bear the reasonable costs of transfers they initiate (for example, due to demolition, disposition, revitalization or rehabilitation), transfers required because the PHA is unable to otherwise comply with its lease obligations (for example, due to building system failures or other emergency conditions that the PHA is unable to repair immediately), as well as the cost of all transfers needed as a reasonable accommodation for residents with disabilities. It states that residents typically bear the costs associated with occupancy transfers (i.e., being over-housed or under-housed–although it notes that some PHAs pay for moving residents to smaller units, since this is so rarely desired by residents), incentive transfers, and all resident-initiated transfers.	The BHA has no immediate plans to revise its recently approved ACOP as is evident by its FY2004 Agency Plan. The BHA also notes that the PHOG offers guidance to Housing Authorities and is neither regulatory nor statutory
ACOP	While the ACOP does provide that the BHA will cover the costs of transfer associated with capital or redevelopment work, it does not clearly state that BHA will cover these costs where the transfer is required because BHA is unable to comply with its lease obligations, or where the transfer is needed as a reasonable accommodation for a person with a disability. The ACOP should be revised to be consistent with the PHOG.	The BHA has no immediate plans to revise its recently approved ACOP as is evident by its FY2004 Agency Plan. The BHA also notes that the PHOG offers guidance to Housing Authorities and is neither regulatory nor statutory

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ADMISSIONS	We've recently become aware, from the Boston Area Rape Crisis Center (BARCC), of a problem that victims of rape and sexual abuse have in establishing priority. Often the victims do not know the perpetrators and the only verification that can be provided is a hospital report verifying that the victim was sexually assaulted. Law enforcement officials are reluctant to write up safety assessments when they do not know the perpetrator or the whereabouts of the perpetrator. On the other hand, relocation is often critical for rape/sexual assault victims to be able to recover from their trauma. BARCC staff have indicated that their efforts at obtaining priority for rape/sexual assault victims have been fruitless at BHA. It would make sense for BHA to discuss this further with staff at BARCC. It may also be appropriate to bring law enforcement officials into these discussions, to the extent that they can verify certain elements of the priority determination but may not be willing to provide the form of verification usually provided in reprisal cases.	The BHA is aware of one contact from BARCC regarding a resident's request for transfer. No contact regarding an applicant's request for priority has been received by the BHA nor is the BHA aware that this is an ongoing issue. The BHA will follow up to identify the proper contact person at BARCC and offer to provide training to its staff on the BHA's Housing Programs.
ADMISSIONS	It appears that BHA is taking a different approach for public housing applicants than it is for Section 8 applicants. We understand that when problems arise with the sufficiency of verifications for priority for public housing, the applicant is given the opportunity to meet and submit the documentation prior to having to seek an informal hearing. If a public housing applicant requests a hearing, and an advocate determines while reviewing the case that the problem was simply one of documentation, there is also an opportunity to get this material to the Occupancy Department to resolve the problem without the delay associated with the hearing process. The same safeguards, however, have not been made available for Section 8 applicants. This, coupled with lengthy delays in the Section 8 appeals process, have placed considerable barriers in the way of those who may qualify for the limited supply of Section 8 vouchers being issued.	The BHA merged the Application Intake process for its Public and Leased Housing Programs in March 2003. Since this time, staff has processed requests for priority status in a consistent manner for both programs. The Occupancy Department remains available to review new information submitted by an advocate or an applicant at any time throughout the application process.

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COMPONENT	COMMENT	RESPONSE
ADMISSIONS	Priority applicants will be denied outright if, at the time of the screening, the priority verification form is more than 60 days old. This penalizes applicants who may have been waiting a while to be reached on the priority list (particularly a problem currently for the Section 8 program, but possibly a problem for public housing as well). There does not seem to be any notice to applicants about this rule at the time they first submit their verifications to be added to the priority list**.** Rather than deny these applicants outright, there should be notice of the need for the applicant to bring in an updated form, and a reasonable period of time to get the document in (say two weeks)–if this occurs, the applicant should not lose the original date of application, which may be critical to getting subsidy. **The same approach should be taken for both public housing and Section 8 priority applicants.**	As is consistent with its established written policies as well as HUD and DHCD regulations, the BHA requires verification forms submitted to be no more than 90 days old. BHA's policies also state that an applicant may be required to verify information subject to change more than once during the application process. In response to this comment, the BHA has added further notice of this requirement to its Priority Information Sheet.
ADMISSIONS	Applicants and advocates have been told that all of their verifications must be originals and bear original signatures. We have heard of cases where Section 8 applicants are rejected outright and are not afforded an opportunity to submit an original where a copy was initially provided. We understand BHA's need to insure against fraud. On the other hand, many applicants submit applications for housing to a variety of owners/ providers in order to maximize their ability to find affordable housing. They cannot provide each of these agencies with originals. Since in the vast majority of cases, xeroxed documents are in fact valid, BHA should limit the requirement for producing an original to cases where it has some reason to doubt the veracity of the document. Here again, BHA needs to communicate any requirement for originals in writing, well in advance of screening appointments, so that applicants are not removed from the waiting list, or are unnecessarily held up in screening for months, due to failure to provide what's needed. **In addition, both public housing applicants and Section 8 applicants should be given a reasonable period of time to provide originals, if they are lacking, and should not be purged from the waiting list in the interim.**	Any number of verifications and forms are required as part of the application process. Applicants are informed throughout the process as to what information is required and are provided with ample opportunity to provide such documentation. As part of this process and in accordance with BHA's policies and HUD and DHCD regulations, applicants are informed as to when original documents are required and when copies of documents will suffice. In addition, all applicants are notified in writing of any negative action taken against them due to their failure to supply required information and are afforded with a right to request a hearing.

SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
ADMISSIONS	We often see cases where applicants may potentially fit into more than one priority category. Thus, a woman who has obtained an abuse prevention order may be a potential domestic violence case, but she may also be a victim/witness to violent crime who is facing reprisal and needs to relocate. A battered woman may also be in a homeless shelter and qualify for homeless preference. It is important that BHA staff make sufficient inquiries so that the various grounds for preference can be identified. It may make sense in all cases which are loosely grouped as domestic violence to give applicants the verification forms for both domestic violence and reprisal (and, where homeless, for homelessness as well), so that all of the potential bases for priority are claimed and verifications sought. This will help avoid those cases where, for example, the applicant does not qualify for domestic violence priority (because she cannot prove that the abuser lived with her) but could qualify for reprisal priority (because a victim/witness advocate at the District Attorney's office will verify that she cooperated in providing information on a crime and is at risk of reprisal). Our experience is that many applicants lose months in the application and appeal process pursuing the wrong basis for priority, and this could be avoided by being over-inclusive at the beginning. In addition, the current process could avoid much delay if documents that were submitted were quickly reviewed against a check list about what was complete and incomplete, and applicants were immediately advised about what was incomplete and given a reasonable opportunity to fill in any gaps.	The BHA encourages applicants to apply for any and all priority categories for which they may be eligible. All of the BHA's marketing and application materials contain detailed information about the priority categories offered by the BHA and what verification is required to qualify for each. As part of the priority review process, BHA staff continually notify applicants of incomplete documentation and provide applicants with an opportunity to submit additional documentation. In addition, staff routinely notify applicants both verbally and in writing of other priority categories for which they may be eligible to apply based upon the housing circumstances described by the applicant.

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ADMISSIONS	If an applicant is denied priority, she has the right to an appeal, and may be able to establish, through the appeals process, that she qualifies for priority. There are four scenarios that often occur here, and they seem to play out differently for public housing applicants and Section 8 applicants. However, the approaches should be the same: (1) The applicant can show that BHA had the proper information to grant the requested priority to begin with, but misinterpreted it. In this case, the denial of priority should be reversed, and priority granted effective as of the date the applicant first submitted the documentation. **Again, a quick checklist review of priority applications, particularly those for Section 8, would avoid long-drawn-out appeals.**	Although the BHA merged the Application Intake process for its Public and Leased Housing Programs in March 2003, different policies govern each program. During the appeal process, staff must review the applicant's claim against the specific policies of the program the applicant is applying for and issue their decision in accordance with that policy. Where the policies are different, the BHA cannot apply the same approach to its Public and Leased Housing Programs. The BHA therefore will respond to these comments individually for both its Public and Section 8 Programs. (1) Public Housing- Hearing Officer would grant status back to date priority verification received. Section 8- Hearing Officer would grant status back to date priority verification received.
ADMISSIONS	2) The information sufficient to establish priority was part of the file originally, but there was something wrong with the form of the information (for example, there was a date missing, or the party providing the verification inadvertently didn't check off a box or provide a telephone number for the shelter, etc.) During the appeals process, the applicant satisfies the hearing officer that there is now enough documentation. Here, too, we think the denial of priority should be reversed, and the priority granted effective as of the date the applicant first submitted the information.	(2) Public Housing- Each case would be reviewed on a case by case basis and a decision made. However, the ACOP clearly states that priority will be granted, as of the date proper verification was received by the BHA and not retroactive to the original date of application. Section 8- Each case would be reviewed on a case by case basis and a decision made. It is important to note however that the Section 8 waiting list is only open to Priority One Applicants at this time. If proper verification of Priority One was not present at the time of application, the BHA was correct in its denial of the request. Retroactivity to an original application date in this case is mute, as the list is not open to standard applicants. The BHA will accept the information provided at the hearing as a new application and will enter the applicant on the waiting list as of the date proper verification of Priority One status was received.

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COMPONENT	COMMENT	RESPONSE
ADMISSIONS	(3) During the appeals process, the applicant provides information to establish the requested priority, but this information was not provided earlier. Here, the denial of priority should be reversed, but the hearing officer should make the date of priority the date that the information was provided (in many cases, since it may take a few days or weeks for a decision to be written, it should not be the date of the decision).	(3) Public Housing- The BHA will grant status as of the date proper verification of the status claimed is received by the BHA and not the date of the Hearing Officer's decision, unless they are the same. Section 8- The BHA will grant status as of the date proper verification of the status claimed is received by the BHA and not the date of the Hearing Officer's decision, unless they are the same.
ADMISSIONS	(4) During the appeals process, the applicant establishes that she qualifies for a different basis for priority than that which was asserted earlier. Here, the relief should vary based on what occurred. If BHA staff should have identified that the original documentation provided was a basis for priority under the other ground, the changed priority category should be effective as of the date that the original documentation was provided. If, on the other hand, the documentation establishing this different basis for priority only came in during the appeal, as with (3) above, the hearing officer should make the effective date of the changed priority be the earliest date of receipt of that documentation (by either the hearing officer or Occupancy/Leased Housing staff).	(4) Public Housing- The BHA will grant status as of the date proper verification of the status claimed is received by the BHA and not the date of the Hearing Officer's decision, unless they are the same. Section 8- The BHA will grant status as of the date proper verification of the status claimed is received by the BHA and not the date of the Hearing Officer's decision, unless they are the same
ADMISSIONS	In some cases, applicants are withdrawn because they have missed interviews or failed to provide documentation to the BHA. We do not know whether such applicants can reapply and appeal at the same time or not. It is obviously to the applicant's advantage to pursue both courses if s/he thinks there was some basis to contest the withdrawal (for example, the information was in fact provided, or BHA was informed in advance of the need to reschedule). If, however, it is NOT possible to both appeal and reapply, then the applicant who appeals may be at a disadvantage, because the effective date of reapplication may have to be after the appeal is resolved. This could end up discouraging applicants from pursuing meritorious appeals. We would recommend that applicants be allowed to do both. If the appeal is successful, the applicant will be restored to the waiting list with the original date of application; if the appeal is not successful, the applicant will at least have the effective date of the reapplication, rather than a later date after the conclusion of the appeal.	Applicants removed from the waiting list are eligible to re-apply for the BHA's Housing Programs at any time except under specific circumstances. These circumstances are clearly noted in the BHA's written policies. There is no prohibition to an applicant from re-applying while they are going through an appeal process.

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COMPONENT	COMMENT	RESPONSE
ADMISSIONS	It appears that there is an unwritten BHA policy that applicants will be denied public housing or Section 8 if they have any open cases on their CORI, even if the cases are not of the sort that would ordinarily cause BHA to bar the applicant. We do not think this is proper. HUD regulations make clear that a housing authority cannot make per se disqualifications based on certain stereotypical assumptions (such as the existence of an arrest record, or being on probation or parole). Instead, the BHA must make an individualized inquiry and must consider mitigating/extenuating circumstances, except in those few instances where federal or state law imposes an absolute prohibition on admission.	The BHA does not have an unwritten policy barring applicants with solely open cases on their CORI from its housing programs. The BHA will deny applicants who have open cases as well as convictions on their CORI for offenses that make them ineligible for assistance. In addition, the BHA may delay assistance to an applicant pending receipt of the final disposition on an open case if a finding of guilt on such a charge would make them ineligible for assistance. In all cases, applicants have the right to present mitigating circumstances at any time.
ADMISSIONS	In addition, a number of times applicants find that the information reported by the Criminal History Systems Board is inaccurate or incomplete. There may be cases, such as continuances without a finding, where there will in fact be no conviction once a certain time period and compliance with probation has occurred. BHA's ACOP acknowledges the Criminal History Systems Board regulations giving applicants a 90-day window to seek correction or modification of CORI. BHA should take a similar approach for Section 8 denials based on CORI where the applicant requests it**.** If, on the other hand, the applicant does not want to use the 90-day period to either modify or close out existing cases, but wants BHA to act on all of the information that it has to assess eligibility, BHA should do so in light of all of the information it has, and should not just deny the application because there is an open case.	In accordance with the Criminal History Systems Board regulations, the BHA allows all applicants a 90-day window to seek correction or modification of CORI.
ADMISSIONS	A number of participants in the Homestart meetings have complained about problems with the BHA hearing process–i.e., they are told by a hearing officer that if they take certain steps, there should be no problem in establishing a client's eligibility, or in clearing up barriers to admission. However, when these steps are taken, the client is still denied. To insure integrity in the hearing process, the hearings should be taped and if there are questions about what transpired at a hearing, a supervisor should be able to review such tapes and take appropriate remedial steps.	All appeal decisions are issued in writing. At the request of the applicant the hearing may be recorded.

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COMPONENT	COMMENT	RESPONSE
ADMISSIONS – SECTION 8	On November 6, 2003, BHA wrote to HUD with a revised copy of its FY 2003 PHA Plan (Revised Submission #3). Included in the items was a Section 8 Voucher Program Priority 1 Information Sheet (Attachment PP). That attachment differs somewhat from the one provided with the draft FY 2004 PHA Plan, in that it puts certain limitations on eligibility for persons seeking priority as victims of domestic violence, displacement to avoid reprisal, and displacement as a victim of hate crimes. In all three cases, BHA added the following language in bold to the information sheet: **"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."** In addition, language was added to the domestic violence verifications, stating, "**A short duration restraining order without other documentation is not sufficient."**	The BHA has removed Priority One Information Sheet from the FY 2004 Agency Plan. The BHA's ACOP and Section 8 Administrative plan listed as supporting documents to the Agency Plan are the appropriate sources of information on the priority and references offered by the BHA and the verification required for each.
ADMISSIONS – SECTION 8	BHA did not go through any process with the RAB or with advocates before adding this language to the Priority 1 information sheet, and it should have. In addition, the language as drafted could end up denying priority to legitimate applicants for Priority 1. It is not clear how quickly BHA would do a transfer. It is not clear whether a transfer to alternative public housing would alleviate the safety risk; in some cases, for victims of domestic violence, reprisal, or hate crimes, it may be necessary for safety reasons to relocate out of the City, or outside of the Commonwealth, and even to change identity to safeguard the survivor of abuse. Further, applicants who reside in other smaller housing authorities should not have this burden placed upon them. It is far less likely that small PHAs will have alternative public housing for relocation purposes. Before such changes are made, there should be a dialogue with those who are familiar with domestic violence to try to meet legitimate concerns that each party may have.	See above. The BHA has not made any changes to its ACOP and/or its Section 8 Administrative plan which would require a public notice and comment process.

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COMPONENT	COMMENT	RESPONSE
ADMISSIONS – SECTION 8	BHA has a number of McKinney Section 8 moderate rehabilitation SRO units. Many of these have sponsors that have a mission to serve a certain population of chronically homeless individuals, such as those in recovery from substance abuse or those who have suffered from mental illness. Two elements are critical to making this process work smoothly: (a) If there is a vacancy to be filled, screening by BHA for Criminal Offender Record Information (CORI) on the applicants at the top of the waiting list needs to be done promptly. In the past, such screening was often completed within a week. According to a recent meeting of the Homestart homeless/stabilization network, it's reported that this is now taking up to 4-6 weeks. This is not acceptable.	The BHA will work with staff at the McKinney Section 8 Moderate rehabilitation SRO units to enhance the current screening process. Staff from these programs will be encouraged to provide further advocacy for their clients through the presentation of reasonable accommodation requests and/or mitigating circumstances at the beginning of the screening process. In addition, the BHA will work with staff at these sites to establish a pool of screened eligible applicants in an effort to reduce vacancy turnaround time.
ADMISSIONS – SECTION 8	(b) Often CORI will be problematic for clients trying to get into this kind of housing; for example, many recovering addicts or alcoholics may have CORI that could serve as a basis for denial. However, the sponsors of the SRO housing often know of the clients' history, but are willing to take a risk on them because of subsequent positive developments, the mission of the program, and the services that are available. Thus, while it might be appropriate to deny an individual a voucher for that CORI, there might be different considerations if the client is going into a McKinney unit with services. BHA formerly had a separate process for these cases in which the Director of the Section 8 program might initially deny the applicant, but would then meet with the applicant and representatives of the McKinney program to reconsider eligibility in light of mitigating circumstances and reasonable accommodation. This process would happen relatively quickly, and in many cases, clients who were originally rejected would be approved.	See above.

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ADMISSIONS – SECTION 8	Unfortunately, BHA has abandoned this process in the interest of uniformity in all of its Section 8 review processes. Instead, decisions are made by the same hearing officers who hear regular Section 8 denials. There is no involvement of Leased Housing staff in the hearing who are familiar with the special aspects of the McKinney program, nor is any effort made to insure that the McKinney program sponsors are involved in the hearing. It does not appear that any of the special aspects of the program are factored into the decision. In addition, it can take months for decisions to be rendered. For the McKinney Section 8 mod rehabilitation program, it may mean that a unit is sitting vacant and unutilized for a long time –particularly if there are a number of applicants with difficult CORI's, and the applicant pool is limited to homeless individuals with certain characteristics willing to live in an SRO or congregate setting.	See above.
ADMISSIONS – SECTION 8	We understand that BHA and DMH have worked out a special protocol for the DMH related McKinney units, such that if BHA is considering denial based on CORI, it will first give DMH an opportunity to submit a "reasonable accommodation" request to consider the CORI in light of the client's disabilities and rehabilitation. The Director of the Section 8 program then promptly acts on such requests. This approach is good as a first step, as it will probably limit the number of cases that have to go to a hearing, and will permit those with questionable CORI to demonstrate that admission is still appropriate in light of all of the circumstances. BHA should consider establishing similar protocols for the other McKinney units. If, despite the possibility of such review, a client is still rejected, we would suggest that the appeal process be revised for these units to occur on an expedited basis**,** with the involvement of the McKinney program and Leased Housing staff in the hearing, and with the hearing officer taking into account the special nature of the program and services.	In accordance with BHA policy, an applicant may choose any person(s) to represent him or provide testimony on his behalf at an applicant appeal hearing. Applicant appeals for McKinney program applicants will be scheduled as they are requested in accordance with established BHA procedures.

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ADMISSIONS – SECTION 8	Our office has handled a few Section 8 denials where we requested an opportunity, reasonably in advance of the hearing, to review the BHA's Section 8 file/records, and were told that the records could not be located. This is clearly not acceptable. As a matter of due process and state law, an applicant has a right to review, in advance of the hearing, any and all materials that the BHA may have considered in making its decision, so that she can adequately prepare and rebut, as well as contest the accuracy of the information relied upon by BHA. For public housing, it is clear that access to the file is a "due process" requirement. See Section 4.1.4.4.d of the BHA's ACOP. It is clear that a housing authority may not proceed with an eviction, or with adverse action which is being grieved, if it does not provide the tenant with access to documents relevant to the eviction or action. Similar principles mean that a housing authority cannot deny admission if it is unable or unwilling to provide the documents on which it relied for its decision.	In March 2003, the BHA merged its Application Intake process for all of its Housing Programs. As part of this merger, a new filing system for all Section 8 Applications was created. BHA staff believe that this will alleviate any past problems with locating applicant records.
ADMISSIONS - SECTION 8	In prior years, BHA's Section 8 program provided a meaningful route to shorten homeless families' stays in emergency shelter, or even to prevent homelessness where assistance could be provided before a court-ordered stay of execution in a "no fault" eviction expired. This is no longer the case. Many homeless families and individuals, victims of domestic violence, or families at imminent risk of displacement are on the BHA's Priority 1 list and may have to wait years until they are reached on this list.	At this time, the BHA has utilized all of the Section 8 vouchers it has been allocated by HUD. Although limited vouchers may be available in 12-18 months due to attrition, the BHA Section 8 Program will no longer be the resource it has been in the past for Priority One Applicants. The BHA will actively pursue funding applications for new vouchers, as they become available.
ADMISSIONS - SECTION 8	The proposed FY 2004 PHA Plan does not propose a change in the Priority 1 definition, or the closing of the Section 8 waiting list. BHA staff have discussed both of these alternatives. If the Priority 1 list is closed, the RAB, advocates for homeless and at-risk families, and the public should be timely notified of this. If, alternatively, BHA is considering any amendment to Priority 1, this would be a significant amendment/modification to the PHA Plan, and the RAB, interested advocates for homeless and at-risk families/individuals, and the public should be involved in a full and open discussion about what is being considered. Any such change in Priority 1 will also need to be consistent with the City of Boston's Consolidated Plan.	Any change to the BHA's Section 8 Administrative Plan will include a public process where interested parties are notified and asked to comment. In addition, the BHA will provide notice as specified in its Section 8 Administrative Plan of any intent to close its Section 8 Waiting List.

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COMPONENT	COMMENT	RESPONSE
SECTION 8 ADMINISTRATIVE PLAN	In virtually every progress report since FY 2001, BHA has said that it is revising its Section 8 Administrative Plan–but it is still not revised. **BHA must aim to complete this before the end of the 5-year plan, i.e., by March 31, 2005**. It is inexcusable that BHA has revamped its basic public housing polices (ACOP), yet it still operating on a 1994 Administrative Plan with lots of amendments which are difficult to track. BHA should use both its ACOP and DHCD's Section 8 Administrative Plan as a model. As occurred with the ACOP, the RAB and public should be involved in review and comment on this before finalized. The final document should be posted on the BHA's web-site, as has been done with the ACOP, and as is done by DHCD.	It is the BHA's goal to develop a new Section 8 Administrative Plan in FY2004. This Plan will be modeled after its ACOP for the Public Housing Program. Any change to the BHA's Section 8 Administrative Plan will include a public process where interested parties are notified and asked to comment.
SECTION 8 PAYMENT STANDARD	How will the reduction in Section 8 payment standard affect current Section 8 participants?	Presently the Section 8 payment standard is a percentage of the FMR. If a reduction in the payment standard results in a reduction of the actual dollar amount paid on behalf of the family, it is possible and quite likely that anticipated increases in the FMR will offset the actual dollar reduction because 24 CFR 982.505 delays any impact to the household to the second re-examination after the effective date of such a decrease in the payment standard.
SECTION 8 PAYMENT STANDARD	What is the average dollar reduction in going form 110% Fair Market Rent to 100% of FMR?	Absent a definitive date for implementation of such a change, coupled with the regulatory requirement that delays such a reduction in the actual dollar amount to the second annual re-examination after the effective date, an accurate response cannot be tendered at this time.
SECTION 8 PAYMENT STANDARD	When will this change be implemented?	Any change to the payment standard will only be implemented after public notice and a sufficient period for comment.
SECTION 8 PAYMENT STANDARD	Will this be a disadvantage for BHA Section 8 voucher holders compared to voucher holders from DHCD? BHA should keep the payment standard consistent with DHCD.	The Section 8 real estate market rental data reflects that one hundred percent of the new FMR payment standard is adequate.

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SECTION 8 PAYMENT STANDARD	We understand that BHA plans on changing the Section 8 payment standards. We want to find out if BHA is currently using 110% of the October 1, 2003 Fair Market Rent (FMR), or if it is continuing to use 110% of the October 1, 2002 FMR until it changes the payment standard. We would recommend that if the payment standard is changed, that it be done in a manner consistent with that which the Commonwealth's Department of Housing and Community Development (DHCD) has done for the Greater Boston area–i.e., that the payment standard be 105% of the current FMR (or higher, if required to avoid reduction of payment standards for existing exception rent areas), and not 100% of the current FMR. Otherwise BHA Section 8 participants and voucher holders are going to be at a competitive disadvantage in finding units, and will have to pay higher rent burdens, or lose units (because the tenant portion of the gross rent would exceed 40% of household income).	The BHA is still operating under the October 1, 2002 FMR.
SECTION 8 PAYMENT STANDARD	BHA should also vigorously track the impact of the changed payment standard on voucher holders' ability to secure units, rent burdens, and evictions related to inability to pay rent increases, and should retain the flexibility to shift the payment standard again to a higher level (within the limits established by HUD) if needed.	The BHA will monitor the effects of such change and retains the right and ability to make changes as the market dictates.
SECTION 8 PAYMENT STANDARD	BHA should revise p. 33 to provide that the payment standard may be between 105% and 110% where needed for an area exception payment standard, such as in particular census tracts which may have higher rents.	Page 33 accurately reflects the goals of the agency.

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SECTION 8 PAYMENT STANDARD	*BHA should consider using the same payment standards as DHCD (i.e., reduce the payment standard to 105% of the FMR, rather than 100%)*. Last year, the Department of Housing and Community Development announced that it was considering reducing the payment standard, and asked its regional non-profits to submit data on market rents in their areas. Based on this data, DHCD has reduced its payment standard in the Greater Boston area to 105% of the FMR, effective October 1, 2005. BHA and DHCD have had the same payment standard in the past, and should continue to work in tandem. Otherwise, there is the danger that landlords will refuse to accept BHA subsidies and only wish to accept DHCD subsidies due to the difference in payment standards. BHA has not provided market data to justify a lower payment standard than DHCD's.	The BHA's Section 8 Rental Assistance database, at this time, reflects that one hundred percent of the FMR payment standard should be sufficient for the present real estate market.
SECTION 8 PAYMENT STANDARD	*Exception rents should be retained if they are higher than the payment standard*. To the extent that there are any areas in BHA's jurisdiction where an exception rent would be higher than the revised payment standard, BHA should insure that such exception rents are retained. Exception rents are justified by market data showing a higher rent than in the general area, and BHA should continue to recognize these market differences.	Pursuant to recent HUD directives, all PHAs, are no longer permitted to seek exception rents except as a reasonable accommodation.
SECTION 8 PAYMENT STANDARD	*Higher payment standards should continue to be offered as a reasonable accommodation*. BHA should continue to offer 110% of the FMR as a reasonable accommodation for persons with disabilities where needed, and to seek HUD area office or national approval for higher payment standards where needed in reasonable accommodation cases.	Current HUD rules permit PHAs to seek HUD approval for higher payment standards for the purpose of offering the same as a reasonable accommodation.
SECTION 8 PAYMENT STANDARD	*Those with outstanding vouchers should get sufficient notice of any change in payment standard so that they are not disadvantaged*. Since BHA is not sure when HUD will approve the PHA plan with a change in payment standard, there could be sudden changes in the payment standard which could adversely and surprisingly affect Section 8 voucher holders who are negotiating new leases. A changed payment standard may mean that the rent burden will exceed 40%, or that the owner or tenant is no longer willing/able to enter into a tenancy. There should be some phasing in so that voucher holders have advance notice and can plan accordingly.	When the final policy becomes effective and time permitting, the BHA will undertake reasonable steps to notify families in possession of valid vouchers of the change in the payment standard.

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COMPONENT	COMMENT	RESPONSE
SECTION 8 PAYMENT STANDARD	*BHA should monitor rent burdens, voucher turn-backs, and evictions stemming from reducing payment standards, and should preserve flexibility in its PHA Plan to make adjustments mid-year if needed*. HUD requires PHAs to keep track of what percentage of income Section 8 households have to pay for rent. If a significant number of households are paying a high percentage of income for rent, then BHA and HUD should be revisiting whether an increase in the payment standard is needed to avoid hardship. Similarly, a high voucher turnback rate would also be an indication that the subsidies provided are not sufficient to allow tenants to lease up units in the private market.	As an ongoing administrative function, the BHA monitors such activities and will exercise its discretion to change the payment standard as appropriate and necessary.
SECTION 8 PAYMENT STANDARD	Finally, for Section 8 tenants already under lease, an increase in evictions by landlords who wish rents higher than can be covered by existing payment standards would also be a sign that BHA policies need to be revisited. All of these areas should be monitored. The final plan should be written in such a way that BHA retains the flexibility to increase the payment standard back up to as much as 110% of the FMR, without the need to go through a mid-year PHA plan amendment process and HUD approval, if there are changed trends showing hardship to voucher holders and tenants.	A change in the payment standard will follow the ordinary and necessary procedural steps to provide sufficient time for public comment.
SECTION 8	A resident commented that a friend with Section 8 had looked at an apartment and that it was offered at $1100 a month but when the landlord heard she had Section 8 he changed the price to $1800 a month for the same house.	Any participant who feels that s/he is being discriminated against should contact the BHA, the Boston Fair Housing Commission, HUD or MCAD.
SECTION 8	A resident commented that she had a hard time finding an apartment even when the voucher she had would have paid the amount the landlord was looking for. She thought she was having a hard time because she was an immigrant who doesn't speak English.	It is unclear from this comment whether the participant thought they were being discriminated against or if s/he thought a language barrier impeded her efforts. Any participant who feels that s/he is being discriminated against should contact the BHA, the Boston Fair Housing Commission, HUD or MCAD.
SECTION 8	Another resident commented that landlords hear Section 8 and boost up the price. Landlords have a lack of respect for tenants.	Any participant who feels that s/he is being discriminated against should contact the BHA, the Boston Fair Housing Commission, HUD or MCAD.

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COMPONENT	COMMENT	RESPONSE
5 YEAR PROGRESS REPORT	P. 1: Vacancy turnover. What are the long-term vacancies that came back onto line recently? What is the strategy to comply with 30-day turnaround time (goal established in final order in Perez, as well as here)–also a PHAS issue?	The major group of long term vacancies to come on line recently are 44 units at Cathedral in two mid-rise buildings, which came on line in October and December 2003. These were converted from 48 existing units, and include a number of 504/UFAS units, including large units on the first floor of each of the buildings. These buildings had been vacant for many years. In addition, 15 units of grandparent housing came on line at Franklin Field Elderly (602). These units are generally two-bedroom town house units, converted from 32 one-bedroom units. One additional unit was created to be used as a social services office. These units had been vacant for six years or longer, and the 602 development is now fully rented. Forty-five units at Plant Court (Heath Street) are now under construction, as are an additional 44 units at Cathedral. Both sets of units should be rented up during 2004. In addition, all long term vacancies at Washington Beech should be rented up no later than June 1, 2004. Strategy to comply with thirty-day turnaround time is discussed previously in this document.
5 YEAR PROGRESS REPORT	P. 2: --Creation of additional housing resources. What are the specific plans at Amory Street and Morton Street?	The BHA is still interested in pursuing the development of affordable Assisted Living units within its portfolio. It appears that this may be accomplished more readily at an existing elderly site rather than developing a new facility on vacant land at Amory Street. The BHA will keep the RAB and its elderly residents informed as a more detailed plan is developed. The BHA is also still interested in locating some new affordable housing units on its vacant land at Morton Street. We expect to continue the discussion with the surrounding neighborhood in '04.
5 YEAR PROGRESS REPORT	P. 2 --Revision of Section 8 Administrative Plan. RAB and public should be involved in review and comment on this before finalized; BHA should make sure this is completed by end of 2004.	It is the BHA's goal to develop a new Section 8 Administrative Plan in FY2004. This Plan will be modeled after its ACOP for the Public Housing Program. Any change to the BHA's Section 8 Administrative Plan will include a public process where interested parties are notified and asked to comment.

SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
5 YEAR PROGRESS REPORT	P. 3: Customer service committee. Should include non-BHA staff (tenants, participants, interested agencies) in an advisory capacity to give feedback on what's working and not working from a "customer service" standpoint. Need to review Needs Assessment, which should be a Supporting Document to the PHA plan (available to the RAB and public to review in Planning library).	The BHA Customer Service Committee will take this comment under advisement and will explore ways in which it can solicit customer service related feedback from tenants, participants, and interested agencies. The Needs Assessment is and has been available on the Boston Housing website for the past year at www.bostonhousing.org/detpages/deptinfo128.html. A copy of the Needs Assessment is available in the Planning Library.
5 YEAR PROGRESS REPORT	P. 5: Standard Operating Procedures manual. This should be a Supporting Document to the PHA plan (available to the RAB and public to review in Planning library).	A copy has been provided to the Planning Department for inclusion in its Library and it has been included as a Supporting Document to the Agency Plan.
5 YEAR PROGRESS REPORT	P. 6: Monthly reports. These reports should be Supporting Documents to the PHA plan (available to the RAB and public to review in Planning library). Moreover, the BHA governance legislation requires that monthly reports be provided to Monitoring Committee, City Council, and Perez counsel, and this should be reinstituted, with the materials also provided to the RAB.	Monthly reports, which are up to date with some gaps in information, will be provided for placement in the Library.
5 YEAR PROGRESS REPORT	P. 8: –Should review the HOPE VI proposal for Franklin Hill (understand that this is a work in progress, and it is due to HUD after the deadline for submitting the PHA plan).	BHA can provide a summary. The full proposal will not be available for review until after the Plan goes in.
5 YEAR PROGRESS REPORT	P. 9: –Would like to review these plans for first and second increment RHF funds, and these should be a Supporting Document to the PHA plan and available to the RAB and the public in the Planning library.	The BHA is providing these documents and has placed them in the Planning Library for review during the Agency Plan comment period. They will continue to be available in the Planning Library.
5 YEAR PROGRESS REPORT	P. 10: –This indicates that the change in payment standards will be sought as an amendment to the FY 2003 Agency Plan–need to know timetable, etc., and also get information from data base. See Discussion Points on payment standards.	A change in the payment standard will follow the ordinary and necessary procedural steps to provide sufficient time for public comment.

SUMMARY OF COMMENTS RECEIVED ON THE FY2004 BOSTON HOUSING AUTHORITY AGENCY PLAN		
COMPONENT	COMMENT	RESPONSE
5 YEAR PROGRESS REPORT	p. 10 –Closing of Section 8 waiting list. Need to discuss how any change in priorities will be dealt with.	Any change to the BHA's Section 8 Administrative Plan will include a public process where interested parties are notified and asked to comment. In addition, the BHA will provide notice as specified in its Section 8 Administrative Plan of any intent to close its Section 8 Waiting List.
5 YEAR PROGRESS REPORT	P. 15: –The report from the Gerontology Institute on needs of elders in family public housing, and BHA's plans to carry through its recommendations, should be a Supporting Document to the PHA Plan, and available to the RAB and the public in the Planning library. Full cite, by the way, is www.geront.umb.edu/_documents/seniors-public.pdf.	The report which contains the BHA's plan to carry through on its recommendations shall be included as a Supporting Document to the Plan and a hard copy is in the Planning Library. CSD is happy to update the RAB on progress in this area at their request.
5 YEAR PROGRESS REPORT	P. 18: –The consultant's reports on both programmatic and physical compliance with Section 504 and other relevant laws should be made available to the RAB and the public in the Planning library. As BHA is developing the Transition Plan, it should provide it to the RAB and to those it has been convening on 504 issues to solicit feedback prior to implementation.	The BHA will make the consultant's reports available once they are finalized in the late Spring 2004. Since April 2002, the BHA has been operating under a Voluntary Compliance Agreement with respect to Section 504 compliance. On a regular basis (at least one time per year) the BHA convenes a meeting of disability advocates to discuss 504 issues and solicit feedback on implementation of the VCA. The VCA has been made available to the RAB.
5 YEAR PROGRESS REPORT	P. 21: –Monitoring Committee hasn't met since 2001 (none in existence in 2002-2003 term)–this is not accurate. In addition, we have proposed that BHA and the Mayor's office consider revisions to the enabling law to make this all work more smoothly, and include explicitly Section 8 representation.	Upon reappointment of the Monitoring Committee, the BHA will work with that Committee and the RAB around appropriate changes to the governance law.
FIVE YEAR PLAN	BHA's current five-year plan covers the period through FY 2004. BHA will need to engage, over this next year, in an extended process to develop a new 5-year plan. BHA has proposed spending several RAB meetings in the spring/summer of 2004 to focus on the new 5-year plan. MCH, Homestart, and BTC also want to be part of this process.	The BHA will begin the new five-year planning process with the RAB and other stakeholders. We agree that several RAB meetings in '04 should be devoted to this document, and we will do outreach to ensure that other interested stakeholders can participate.

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: 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 N MA06-R002-501-00	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 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

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	

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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	
	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	

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				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	

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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	
	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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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	
	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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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	
	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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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	
	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:
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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	
	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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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	
	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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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	
	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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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	
	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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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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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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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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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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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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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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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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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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				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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				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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				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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				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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				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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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	
	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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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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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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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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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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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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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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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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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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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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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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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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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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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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				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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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	

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	
	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	

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	
	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	

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	
	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	

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-R002-501-01	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**	