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

Boston Housing Authority Plans

Annual Plan for Fiscal Year 2005
(BHA Fiscal Year 2006)

Filename (ma002v02)

June 13, 2005

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) 04/2005

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
☐ 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. limited attachments
☒ PHA website – www.bostonhousing.org limited attachments
☐ Other (list below) Local Tenant Organizations – limited attachments

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)

5-YEAR PLAN
HUD FISCAL YEARS 2005-2009
BHA FISCAL YEARS 2006-20010

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

☒ The PHA's mission is:

It is the mission of the Boston Housing Authority:

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

B. Goals

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

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

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

Objectives:

☒ Apply for additional rental vouchers:

- BHA will commit to pursuing additional funding for these vouchers whenever incremental funding is available.
- BHA will pursue replacement housing and relocation vouchers in conjunction with any demolition/disposition of Public Housing units and with any HOPE VI application.

☒ Reduce public housing vacancies:

- The BHA shall strive, within the constraints of implementing the 504 VCA and the HOPE VI redevelopments, to minimize the number of vacant and uninhabitable units and to maximize occupied and on-line units.
- In family and elderly/disabled developments, work to attain a 30-day or less unit turnaround from date of vacate to date of re-leasing.

☒ Leverage private or other public funds to create additional housing opportunities:

- Explore potential for additional housing development at Clippership Lane.
- Continue to evaluate opportunity for development at Morton Street.
- Leverage public and private funds for Franklin Hill redevelopment.
- Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.
- Expand upon project based assistance program, partnering with the City of Boston and private developers to create new affordable housing if there are adequate Section 8 vouchers available.
- Implement 1st Increment Replacement Housing Factor Plan at Maverick; Seek approval for and implement 2nd Increment Replacement Housing Factor funds plan.

☐ Acquire or build units or developments

☐ Other (list below)

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

Objectives:

☒ Improve public housing management: (PHAS score)

- Achieve and maintain high performer status on PHAS (minimum score 90).
- Continue on a monthly basis, a monitoring system for rent collection.
- Continue to collect at least 98% of the current rent roll each month.
- Have no more than 2% of the annual rent roll in arrears at any one time.
- Continue training of appropriate BHA staff about housing programs including regulatory changes.
- Provide informational meetings for advocacy agencies, and general public.
- Monitor site-based waiting lists to ensure compliance with HUD regulations.
- Complete all emergency work orders within 24 hours and other non-vacancy work orders within 25 days.
- Increase occupancy percentages in all developments until all have achieved an annual vacancy rate not to exceed 3%.
- Improve system for the timely submission of complete and accurate data to HUD's PIC system to meet HUD-established reporting rate.
- Maintain and improve current scores in PASS and MASS portions of PHAS.
- Establish pest control standards and work to implement a specific plan for each development.

☒ Improve voucher management: (SEMAP score)

- Achieve and maintain high performer status on SEMAP (minimum score 90) through continued coordination and monitoring of performance standards.
- Create and implement a revised Section 8 Administrative Plan.
- Establish standard period for lease-up process from when a Section 8 participant submits paperwork and the effective date of a new lease.
- Implement portability standards and regulations.
- Implement system to properly and adequately administer vouchers in surrounding communities.
- Improve system for the timely submission of complete and accurate data to HUD's PIC system to meet HUD-established reporting rate.
- Continue training of appropriate BHA staff about housing programs including regulatory changes.
- Provide informational meetings for landlords, advocacy agencies, and general public.

☒ Increase customer satisfaction:

- Continue internal and external customer service initiatives emphasizing Public Housing residents, Section 8 participants, Applicants, Funding Agencies, Landlords, Advocates, BHA Personnel, and the General Public as our primary constituencies to be served.
- Develop and distribute on a regularly scheduled basis a survey questionnaire to residents about completed work orders and to Section 8 participants for annual recertifications. The survey would be sent to a predetermined percentage of randomly chosen residents and participants across the portfolio. Results will be reviewed and evaluated for possible actions the BHA may take to improve customer service and the experience for residents and participants around the work order and recertification processes.
- Create and implement a random customer service survey for applicants we contact either by phone or in person.
- Continue programs for residents and staff that emphasize a culture of shared-mission and mutual respect.
- Analyze customer survey results generated by HUD and/or BHA, particularly the Resident Assessment Satisfaction Survey (RASS) and identify areas where BHA can improve its service.
- Seek funding to provide BHA newsletter in Spanish/English.
- Create newsletter for landlords and Section 8 participants to post on website and develop e-mail lists of landlords and participants for BHA to use for distribution of information.
- Increase information available on BHA's website, including application forms, and landlord information.
- Establish a goal of scheduling hearings within 30 days of receipt and issuing a decision within 15 business days of the close of the record for processing of appeals of denials for admission to public housing, Section 8 tenant selection, and Section 8 terminations.

☒ Concentrate on efforts to improve specific management functions:

A. Personnel and Operations Systems
    - Complete and implement Personnel and Operations Manuals and educate staff (with an emphasis on new staff) to be in compliance with them. Establish opportunities for refresher courses.
    - Provide training for use of job performance standards as funding permits.
    - Implement Maintenance Mechanics program.
    - Identify resources and procedural changes required to comply with all regulatory reporting and train staff on same.
    - Continue to redefine job duties and responsibilities in order to more efficiently deliver services.

- Develop and implement skills training for site-based management and maintenance administrative staff.
- Create Operations Manual for Occupancy staff and train staff on same.
- Create Operations Manual for Section 8 staff and train staff on same.
- Implement Supervisory Manual and train staff on same.
- Continue to create interdepartmental committees on policy and procedures, regulatory compliance, personnel issues, reasonable accommodations, and customer service as needed.

B. Management and Maintenance Systems

- Implement and ensure compliance with routine preventive maintenance schedules.
- Establish a monthly reporting system that allows managers to measure all components of property management and establish site-based benchmarks and performance goals.
- Establish timely inspection and repair program to improve condition of occupied units and reduce number of resident generated work requests.
- Establish and implement a quality control program for supervisors to review at least 3% of all completed work orders in the previous week. (At smaller developments, the supervisor shall review no less than 4 work orders weekly.)

C. MIS and Technology Systems

- Provide BHA staff with appropriate computer and telephone technology to support their work.
- Train BHA staff to fully utilize computer and phone technology to support their work.
- Replace aged "legacy systems" with modern, integrated financial and property management software systems.
- Leverage existing technologies by integrating them with new systems.
- Create automated managing report systems for key housing and financial indicators.
- Develop on-site computer training on various software applications used by BHA.
- Identify processes that can become paperless, and implement imaging and document management systems.
- Create web access for public housing and Section 8 application forms.
- Implement new computer software system and business practices for Applicant Intake, Screening, and Offers operations in

accordance with the BHA Needs Assessment recommendations and policies by 12/04.

- Implement new computer software system and business practices for Leased Housing operations in accordance with the BHA Needs Assessment recommendations and policies by 10/05.
- Implement new computer software system and business practices for Public Housing operations in accordance with the BHA Needs Assessment recommendations and policies by 7/06.
- Implement new computer software system and business practices for Financial, Human Resources, and other Administrative operations in accordance with the BHA Needs Assessment recommendations and policies by 4/07.
- Implement new computer software system and business practices for Capital Project management and development operations in accordance with the BHA Needs Assessment recommendations and policies by 12/07.
- Implement automated Voice Response System (VRS) for use in status lines for applicants, landlords, Section 8 participants, and residents.

D. Financial Systems

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

☒ Renovate or modernize public housing units:

- Seek Hope VI assistance and other public and private funding for redevelopment at potential sites including Clippership and Franklin Hill.
- Meet 100% obligation and expenditure requirements of the BHA's Capital Fund Program.
- Execute Round III Energy Performance Contract at 15 federal sites ($30-50 million in energy upgrades anticipated).

☒ Demolish or dispose of obsolete public housing:

- Only in connection with the receipt of new Hope VI grants and other redevelopment strategies.

☒ Provide replacement public housing:

- In connection with the receipt of new Hope VI grants.
- Implement 1st Increment Replacement Housing Factor Plan at Maverick; Seek approval for and implement 2nd Increment Replacement Housing Factor funds plan.

☒ Provide replacement vouchers:

- In connection with the receipt of new HOPE VI grants or the demolition or disposition of public housing.

☒ Other: Maximize health and energy conservation in the renovation and redevelopment of public housing.

- Implement Energy Master Plan recommendations to realize cost-savings measures throughout the portfolio.
- Implement energy performance contracts for the balance of the portfolio.
- BHA will continue to participate in the Healthy Public Housing Collaborative to coordinate implementation of grant activities and recommendations relevant to the health, safety, and comfort of public housing residents.

☒ **PHA Goal:** Increase assisted housing choices

Objectives:

☒ Provide voucher mobility counseling:

- Establish and administer portability procedures.
- Preserve Section 8 tenancies to the greatest extent possible at or above the level served in 2004 subject to funding.

☒ Conduct outreach efforts to potential voucher landlords

- Provide information sessions for property owners on Section 8 program.
- Increase availability of information on BHA programs and processes via the web and e-mail.

☒ Establish voucher payment standards to meet market demands:

- Establish payment standards to meet market demands.
- Apply to HUD field office for exception payment standards (up to 120% of FMR) as reasonable accommodation for a person with a disability
- Apply as necessary for additional neighborhood exception payment standards.

☒ Maintain and operate Section 8 homeownership program:

- Expand the voucher homeownership program and continue to increase awareness to all Section 8 participants of this program and the prerequisite FSS program as funding permits.

☒ Implement public housing or other homeownership programs:

- Implement the Orchard and Maverick homeownership programs in connection with HOPE VI.

☒ Implement public housing site-based waiting lists:

- Implement and monitor site-based waiting lists in public housing program in compliance with all fair-housing laws and other regulatory requirements.

☐ Convert public housing to vouchers:

☐ Other: (list below)

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

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

Objectives:

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Monitor in accordance with Admissions and Continued Occupancy Policy (ACOP).

☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Monitor in accordance with Admissions and Continued Occupancy Policy (ACOP).

☒ Implement public housing security improvements:
- Continue and enhance, to the extent possible, the current Public Safety program.
- Maintain BHA Police accreditation through meeting Commission for Accreditation of Law Enforcement Agencies, Inc. (CALEA) standards.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
- Seek extension for current Designated Housing Plan, and subsequently consider revisions, and, as appropriate, submit a revised plan for approval.

☒ Other: (list below)
- Work with the City and Community Based Organizations to continue access to education and employment seeking services.
- Work with the Mayor's Earned Income Tax Credit and Financial Literacy Campaign to ensure residents access to all tax credit programs, which assist them to increase their earnings.
- BHA will continue to participate in the Healthy Public Housing Collaborative to coordinate implementation of grant activities and recommendations relevant to the health, safety, and comfort of public housing residents.

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

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

Objectives:

☒ Increase the number and percentage of employed persons in assisted families:
- Continue to manage resident services programs at selected family developments.
- Continue to encourage Section 8 participants to enroll in the FSS program.
- Seek additional funding for FSS program.
- Encourage broad participation in the Section 8 homeownership program.
- Provide assistance to residents who wish to learn how to start their own businesses through partnerships with local entrepreneurship programs.
- Facilitate the transition of TANF recipients and Welfare-to-Work participants from welfare to meaningful permanent employment.
- Help un- and underemployed residents find employment and training, as funding allows.
- Explore the possibility of expanding the Self-Sufficiency Program to public housing residents.

☒ Provide or attract supportive services to improve assisted recipients' employability:
- Continue to seek funding to increase supportive services.
- Continue the Memorandum of Agreement with the Workforce Investment Board to create a mechanism by which BHA residents have access to employment and training services.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue to implement and manage the Resident Services Program at all Elderly/Disabled Program sites.
- Continue to seek funding to extend a supportive services program for seniors at family developments; at the same time, collaborate with the staff in the elderly/disabled program on joint events as possible.
- Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.
- Continue to seek funding to increase supportive services.

- Continue to manage Mainstream Housing Program and apply for additional funding where available.

☒ Other: (list below)

- Continue to partner, as funding permits, with City and developers in creation of affordable housing through Project Based Voucher Program, which includes supportive service programs.
- BHA will seek to coordinate efforts with the City of Boston to respond to the needs of victims of violence, domestic and otherwise, and other identified threats to public safety or civil rights.

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

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

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- Review Limited English Proficiency draft guidance and implement, as financial and administrative constraints permit, those steps necessary to assure that persons who are not proficient in English are able to fully access BHA programs.
- Utilize the BHA's Affirmative Fair Marketing Policy when conducting outreach for Public Housing programs.
- Monitor the site-based wait lists at least every three years using independent testers or other means satisfactory to HUD to assure they are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist; and such results will be reported to HUD. The BHA will take any steps necessary to remedy the problems surfaced during the review and the steps necessary to affirmatively further fair housing.

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- Continue to enforce the Civil Rights Protection Plan, which was approved by HUD and the U.S. Department of Justice on 6/17/96 with revisions approved by the Department of Justice on 7/26/99.
- Continue to provide resident and employment training initiatives.

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

- Complete implementation of Voluntary Compliance Agreement signed with HUD in April 2002 to bring the number of accessible units to 5% of the total portfolio.

☐ Other: (list below)

- Develop and implement Reasonable Accommodation in Employment Policy; also implement a corresponding training program for all BHA employees.
- Update Sexual Harassment Policy with accompanying training.

Other PHA Goals and Objectives:

☒ **PHA Goal:** Develop project-based budgeting across the BHA based upon Real Estate Industry's Practices and Standards.

Objectives:

☒ Develop an organizational structure for site-based management:
- Maintain and improve with the implementation of new information technology systems, site-based systems required to meet standards for PHA asset management.
- Continue to respond to and implement timely changes in response to new HUD regulations on project based management, accounting, and budgeting.

☒ **PHA Goal:** Establish a comprehensive community participation process to assure that all significant BHA policies receive appropriate review and recommendation.

Objectives:

☒ Continue to recognize current and approved LTO role to review and advise on new and amended BHA policy.

☒ Update and revise existing tenant participation policy.

☒ Increase knowledge and availability of information regarding Section 8 programs and processes through newsletter, website, and e-mail.

☒ Work collaboratively with the Resident Advisory Board for purposes of reviewing and advising the BHA on all new and revised policies related to the Annual and Five-Year Agency Plan.

☒ Continue to work with the appointed BHA Monitoring Committee.
- The BHA commits to nominating at least one Section 8 participant to serve on the Monitoring Committee in each nomination cycle.
- The BHA will strive to eliminate any gap in service time between the end of one monitoring committee and the beginning of the next term.

Annual PHA Plan
HUD Fiscal Year 2005
BHA Fiscal Year 2006

[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 FY2005 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. 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 Compliance Committee that meets on a bi-weekly basis to ensure that resident concerns are addressed. Approximately 60% of the accessible units are currently under construction in the family and elderly programs.

Due to declining capital funding and the high commitment level to complete the VCA, the BHA has postponed numerous other capital projects. The BHA will keep residents informed about construction schedules and capital improvements as this project goes forward.

Designated Housing Plan

The BHA will seek an extension for the current Designated Housing Plan, and subsequently consider revisions, and, as appropriate, submit a revised plan for approval.

Site Based Wait List Assessment Attachment
The BHA has included an attachment assessing the impact of site based waiting lists at the following HOPE VI sites: 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.

In addition, the BHA has added the current resident racial/ethnic tenant composition at the rest of its federal sites to establish a baseline to aid in assessment of the site based waiting lists that will be implemented in the coming year.

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 1 through December 15. 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 the Plan template and limited attachments are on reserve in the Government Documents Department of the Copley Square branch of the Boston Public Library. A Public Hearing has been held December 15, 2004 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 71

☒ B- FY 2005 Capital Fund Program Annual Statement Summary (ma002b02)

☒ D- FY 2005 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 72

☒ I- 5 Year Plan Progress Report (ma002i02)

☒ J- Resident Advisory Board Members 73

Optional Attachments:

- ☒ H- PHA Management Organizational Chart 74
- ☒ K- FY 2005 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 75
- ☒ R- Section 8 Homeownership Capacity Statement 77
- ☒ S- Section 8 Project Based Voucher Program 78
- ☒ T- Voluntary Conversion Initial Assessment 81
- ☒ U- Site Based Waiting List Assessment 82
- ☒ W- Perform. and Eval. FFY 2000 RHF Summ. & Supp. Pages (ma002w02)
- ☒ X- Perform. and Eval. FFY 2000 Summ. & Supp. Pages (ma002x02)
- ☒ Y- Perform. and Eval. FFY 2001 RHF Summ. & Supp. Pages (ma002y02)
- ☒ Z- Perform. and Eval. FFY 2001 Summ. & Supp. Pages (ma002z02)
- ☒ AA- Perform. and Eval. FFY 2002 RHF Summ. & Supp. Pages (ma002aa02)
- ☒ BB- Perform. and Eval. FFY 2002 Summ. & Supp. Pages (ma002bb02)
- ☒ CC- Perform. and Eval. FFY 2003 RHF 501 Summ. & Supp. Pages (ma002cc02)
- ☒ DD- Perform. and Eval. FFY 2003 RHF 502 Summ. & Supp. Pages (ma002dd02)
- ☒ EE- Perform. and Eval. FFY 2003 501 Summ. & Supp. Pages (ma002ee02)
- ☒ FF- Perform. and Eval. FFY 2003 502 Summ. & Supp. Pages (ma002ff02)
- ☒ GG- Perform. and Eval. FFY 2004 RHF 501 Summ. & Supp. Pages (ma002gg02)
- ☒ HH- Perform. and Eval. FFY 2004 RHF 502 Summ. & Supp. Pages (ma002hh02)
- ☒ II- Perform. and Eval. FFY 2004 Summ. & Supp. Pages (ma002ii02)
- ☒ JJ- Obligated and Planned Uses of Capital Funds FY 00-04 (ma002jj02)

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	year	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalizationof 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 Homes Initiative Application	Annual Plan: Operation and Management
X	Section 8 Management Assessment Program (SEMAP) initial	Annual Plan: Operation and

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	submission to HUD	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
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. (Real Estate Development)	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	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
Inome <= 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	2990		500
Extremely low income <=30% AMI	2903	97.09%	
Very low income (>30% but <=50% AMI)	81	2.71%	
Low income (>50% but <80% AMI)	6	0.20%	
Families with children**	1574	52.64%	
Elderly families**	78	2.61%	
Families with Disabilities**	40	1.34%	
White Hispanic	619	20.70%	
White Non-Hispanic	955	31.94%	
Black Hispanic	28	0.94%	
Black Non-Hispanic	1180	39.46%	
American Indian Hispanic	1	0.03%	
American Indian Non-Hispanic	25	0.84%	
Asian/Pacific Island Hispanic	0	0.00%	
Asian/Pacific Island Non-Hispanic	44	1.47%	
Non categorized	138	4.62%	

*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 500 applicants will be removed from the wait list over the next year.

**The BHA had 1359 Single applicants on the waiting list. In addition there were 61 instances of families that fit into more than one category.

Is the waiting list closed (select one)? ☐ No ☒ Yes Except for Moderate Rehabilitation and Section 8 Project Based Voucher units.
If yes: How long has it been closed? Since April 2004
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 10/01/04

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	12993		1749
Extremely low income <=30% AMI	11311	87.05%	
Very low income (>30% but <=50% AMI)	1405	10.81%	
Low income (>50% but <80% AMI)	277	2.13%	
Families with children*	5712	43.96%	
Elderly families*	798	6.14%	
Families with Disabilities*	864	6.65%	
White Hispanic	2686	20.67%	
White Non-Hispanic	2473	19.03%	
Black Hispanic	633	4.87%	
Black Non-Hispanic	5112	39.34%	
American Indian Hispanic	54	0.42%	
American Indian Non-Hispanic	72	0.55%	
Asian/Pacific Island Hispanic	30	0.23%	
Asian/Pacific Island Non-Hispanic	1408	10.84%	
Non categorized	525	4.04%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6133	47.20%	
2 BR	4590	35.33%	
3 BR	1978	15.22%	
4 BR	270	2.08%	
5 BR	20	0.15%	
6 BR	2	0.02%	

*The BHA had 6320 Single applicants on the waiting list. In addition there were 701 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)? 6

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 – wheelchair applicants

Tabulated 10/01/04

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 as amended.

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	$51,953,457	
1b. Public Housing Capital Fund	$28,619,964	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$157,610,022	
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)		
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/RHF	$17,143,611	
2b. Resident Opp. and Self Sufficiency	$344,494	Supportive Services
3. Public Housing Dwelling Rental Income	$30,341,210	Operations
4. Other income (BHCIC)	$557,817	Capital
4a. Investment income	$100,000	Operations
4b. Non-dwelling rent, Vending/Laundry machines	$200,000	Operations, Social Services
5. Non-federal sources (list below)		
. Donations	$20,000	Social Services
Total resources	$286,890,575	

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? 51 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?

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, Transfer Guide

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 may consider revisions to the flat rent policy in the coming Plan Year. In the event changes are proposed, the BHA will undergo a public process to allow ample opportunity for residents, community organizations, and other interested parties to review the policy and make comments before any changes are implemented.

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% 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	*9511	950
Section 8 Vouchers (and Project based Certificates)	**11,284	504
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	8
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
Entrepreneurship Training Program (ROSS-funded)	25	-N/A-
HOPE VI Resident Services Program	1058	-N/A-
Family Self-Sufficiency Program	348	-N/A-
Resident Employment Program	67	-N/A-
Partnerships for Employment	10	-N/A-
Resident Services Program (ROSS funded)	300	-N/A-

As of 10/01/04

* 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 263.
****These figures represent the maximum units which may be utilized under each Annual Contributions Contract.
*****This program is being phased out through attrition.
-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:

- (Site-Based) 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
- Standard Operating Procedures for Maintenance
- 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 public housing?

If yes, list additions to federal requirements below:

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

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

☒ PHA main administrative office –
BHA Office of Civil Rights
Hearing Panel Coordinator
52 Chauncy Street, 9th Floor
(617) 988-4098

☒ PHA development management offices

☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
BHA Office of Civil Rights
Leased Housing Appeal
52 Chauncy Street
9th Floor

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan 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

☒ 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) (Possible) Planning/Feasibility study of an affordable assisted living project
(iv) as part of the Orchard Gardens HOPE VI grant

☒ 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:

- The first increment RHF Funds ($6.9 million) will be used as part of the funding to build replacement public housing units at Phase IV of the Maverick HOPE VI redevelopment.

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.)

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 properties from the City of Boston in anticipation of creating off-site homeownership units as part of the Orchard Gardens HOPE VI program. The BHA is still evaluating whether to include these parcels in the Orchard program or to dispose of them for other purposes. Since these parcels have never fallen under the ACC, and no HOPE VI funds were expended to acquire them, we do not expect that the eventual disposition of these properties will fall under the jurisdiction of this Plan.

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 fall'04 demolition 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: 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: 6/1/05
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: BHA is planning on applying for a HOPE VI grant for Franklin Hill. The BHA is proceeding with its mixed-finance redevelopment plan at Franklin Hill utilizing Replacement Housing Factor funds regardless of whether we obtain HOPE VI funds.
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: 1/05 b. Projected end date of activity: 1/07
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 2005 plan: In accordance with the Designated Housing Plan, BHA revises on an annual basis the developments designated for elderly-preference points. The BHA will seek an extension for the current Designated Housing Plan, and subsequently consider revisions, and, as appropriate, submit a revised plan for approval.

Designation of Public Housing: Supplemental Table

Development	Address	Units (Occup'd)*	Disabled HH	Elderly HH	Elderly Pref.
Amory Street	125 Amory Street, Jamaica Plain	130	48	82	Y
Annapolis	52 Summer Street, Dorchester	54	16	38	
Ashmont	374 Ashmont Street, Dorchester	53	16	37	Y
Ausonia	185 Fulton Street, Boston	94	29	65	Y
Bellflower	24 Bellflower Street, Dorchester	94	26	68	
Codman Square	784 Washington Street, Dorchester	97	33	64	Y
Davison	101 Davison Street, Hyde Park	46	16	30	Y
Eva White	440 Tremont Street, Boston	100	26	74	
Foley Apartment	199 "H" Street, South Boston	91	19	72	
Frederick Douglass	755 Tremont Street, Roxbury	67	24	43	Y
General Warren	114 Rutherford Street, Charlestown	93	33	60	Y
Groveland	15 MM Beatty Circle, Mattapan	47	22	25	Y
Hampton House	155 Northampton Street, Roxbury	66	28	38	Y
Hassan	705 River Street, Mattapan	83	29	54	Y
Heritage **	209 Summer Street, East Boston	240	83	157	Y
Holgate	125 Elm Street, Roxbury	76	34	42	Y
JJ Carroll	130 Chestnut Street, Brighton	61	18	43	
Joseph C. Malone	11 Gordon Avenue, Hyde Park	88	30	58	Y
Lower Mills	2262 Dorchester Avenue, Dorchester	164	56	108	Y
Meade	5 Melville Avenue, Dorchester	37	13	24	Y
Pasciucco	330 Bowdoin Street, Dorchester	75	24	51	Y
Patricia White	20 Washington Street, Brookline	206	31	175	
Peabody	1875 Dorchester Avenue, Dorchester	92	25	67	
Pond Street	29 Pond Street, Jamaica Plain	42	19	23	Y
Rev. M. L. King Towers	280 MLK Avenue, Roxbury	100	30	70	

Rockland	5300 Washington St., W. Roxbury	69	25	44	Y
Roslyn	1 Cliffmont Street, Roslindale	106	31	75	
Spring Street	23 Spring Street, West Roxbury	94	25	69	
St. Botolph	70 St. Botolph Street, Boston	126	60	66	Y
Torre Unidad	80 West Dedham, Boston	184	61	123	Y
Walnut Park	Columbus Avenue, Roxbury	142	61	81	Y
Washington Manor	1701 Washington Street, Roxbury	57	26	31	Y
Washington Street	91/95 Washington Street, Brighton	80	26	54	Y
West Ninth Street	195 West Ninth Street, South Boston	81	17	64	

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

**20 family units not included in these counts

Updated 10/01/04

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
Entrepreneur Training Program (ROSS-funded)	25	Specific criteria	Community Services Department Office and Development Office	Public Housing
HOPE VI Resident Services Program	1058	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	348	Open to Section 8 participants	PHA Main Office	Section 8
Resident Services Program (ROSS Program)	300	Specific Criteria	Beech Street and Lower Roxbury Developments	Public Housing
Partnerships for Employment	10	Specific Criteria – individuals with disabilities	Community Services Department and Development Offices; Institute for Community Inclusion	Public Housing and Section 8
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	52	348

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:
BHA is maintaining the minimum program size.

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 RAB commented on a number of different areas in which the RAB requested that the BHA provide further information or a request for further discussion, to which the BHA agrees, including: capital planning, state capital spending, RAB budget, survey instrument to residents regarding work orders and Section 8 recertifications, regular column on RAB activities in BHA Today newsletter, revisions to the Tenant Participation Policy, Monitoring Committee meeting schedule and reports, providing notice to the RAB of informational meetings, Designated Housing Plan, Clippership plans, Franklin Hill plans, assisted living conversion, vacancy reduction, project based vouchers, SEMAP, and changes to the Section 8 program. Information is being provided currently, and meetings and other forums will be scheduled in response to these requests.

The Resident Advisory Board also 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 added the following goal to the 5 Year Plan:

- Develop and distribute on a regularly scheduled basis a survey questionnaire to residents about completed work orders and to Section 8 participants for annual recertifications. The survey would be sent to a predetermined percentage of randomly chosen residents and participants across the portfolio. Results will be reviewed and evaluated for possible actions the BHA may take to improve customer service and the experience for residents and participants around the work order and recertification processes.

In addition there were a number of suggestions of goals the RAB wanted the BHA to adopt which are included in the final 5 year plan including: Completing the voluntary compliance

agreement, Reducing the length of time to complete work orders, and Reducing the length of time for vacant unit turnaround.

The BHA moved the 5 Year Plan goal: "Establish a goal of scheduling hearings within 30 days of receipt and issuing a decision within 15 business days of the close of the record for processing of appeals of denials for admission to public housing, Section 8 tenant selection, and Section 8 terminations." from appearing under the objective, Undertake affirmative measures to provide a suitable living environment in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability, to appear under an objective on Increasing customer satisfaction. The BHA made a clarification on the Capital Fund Program Annual Statement and 5 Year Action Plan to clarify that work done at Cathedral is Unit Rehab.

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)

- Affordable Housing Strategy: One of the City's key objectives is to produce new housing at all income levels and preserve as much of the City's affordable housing as possible. **The entire mission of the BHA is dedicated to the goal of preserving affordable housing. Through the CFP Plan and a new and enhanced preventative maintenance policy the BHA intends to preserve the existing public housing stock.**
- Rental Housing: The City provides a number of programs aimed at preserving and producing affordable rental units. The City also operates a Tenants at Risk Program that supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain their affordable rents, and build their resident communities. **In support of the City's programs, the BHA remains committed to applying for any additional Section 8 or Mass. Rental Voucher Program funding that may become available.**
- Housing Counseling: The City plans to continue the existing homebuyer counseling and homebuyer financial assistance programs with slightly reduced funding and output levels over the next three years. **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 is close to completing 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: The City plans to continue the existing homebuyer counseling and homebuyer financial assistance programs with slightly reduced funding and output levels over the next three years. The City has created a new component to its Homebuyer Financial Assistance Program to enable households with incomes below 80% of the area median to purchase and owner-occupy triple-decker properties. The City will provide up to $20,000 in downpayment assistance in exchange for keeping one of the rental units affordable to low/mod income renters for 20 years. **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. As part of the Maverick Gardens HOPE VI program, BHA will implement a Loan-to-Purchaser Program that will provide HOPE VI funds to income eligible Maverick Garden residents, other BHA and Section 8 residents, and other income eligible residents from the City of Boston. BHA will provide on average $20,000 of HOPE VI funds to enable up to 50 households to purchase an existing home for sale in the open market.**
- Homelessness: The City's priority for the annual Continuum of Care application has been to obtain funding for one new permanent supportive housing project each year and to obtain sufficient Shelter Plus Care and Supportive Housing Program funds to provide renewal funding for all existing Continuum of Care programs. **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. With the addition of approximately 160 news cases of AIDS per year in the Boston-Quincy Metropolitan Division and the increasing longevity of People with AIDS, the need for additional supportive housing beyond the current stock will continue to grow. **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: The City supports Adult Supportive Services Programs that target the elderly and include various components including counseling, outreach, referral, and

advocacy as well as social services for senior citizens. **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.**

- Economic Development: The City plans to continue its existing Main Streets, Commercial Real Estate Development, RESTORE and other economic development programs which have helped to revitalize Boston's neighborhood business districts and helped create or retain hundreds of jobs. In conjunction with the Boston Connects, Inc. the City plans to continue to support the implementation of the City's strategy for its federally-designated Empowerment Zone. **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 4th 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 expand the services offered to increase families' financial literacy. The Section 8 program also administers a family self-sufficiency program. In addition, the BHA has continues to implement discretionary rent policies to encourage self-sufficiency.**
- Public Services: Every two years, the Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority / Economic Development and Industrial Corporation (BRA/EDIC) conducts a planning process and issues a request for proposals for a wide range of public service programs to address some of the economic barriers faced by Boston's low and moderate income families and individuals and to contribute to their economic self-sufficiency. JCS targeted several groups as the highest priorities for services for the funding cycle including Boston Housing Authority Residents. **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. They are also 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.**
- Lead-based paint Hazards: Boston has made significant progress in reducing elevated blood lead levels and childhood lead poisoning in Boston. Building on that progress,

Mayor Menino has recently set an ambitious goal of ending childhood lead poisoning in Boston by 2005 by continuing it very successful Lead Safe Boston program. **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 in and helping to sponsor a three-year study of the impact of housing quality upon asthma incidence and prevalence among residents.**

☐ Other: (list below)

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

- Public Services: The Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority / Economic Development and Industrial Corporation (BRA/EDIC) conducted a planning process and issued a request for proposals for a wide range of public service programs to address some of the economic barriers faced by Boston's low and moderate income families and individuals and to contribute to their economic self-sufficiency. JCS targeted Boston Housing Authority Residents, among several groups, as the highest priorities for services for the funding cycle.

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 became 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.

Boston Housing Authority

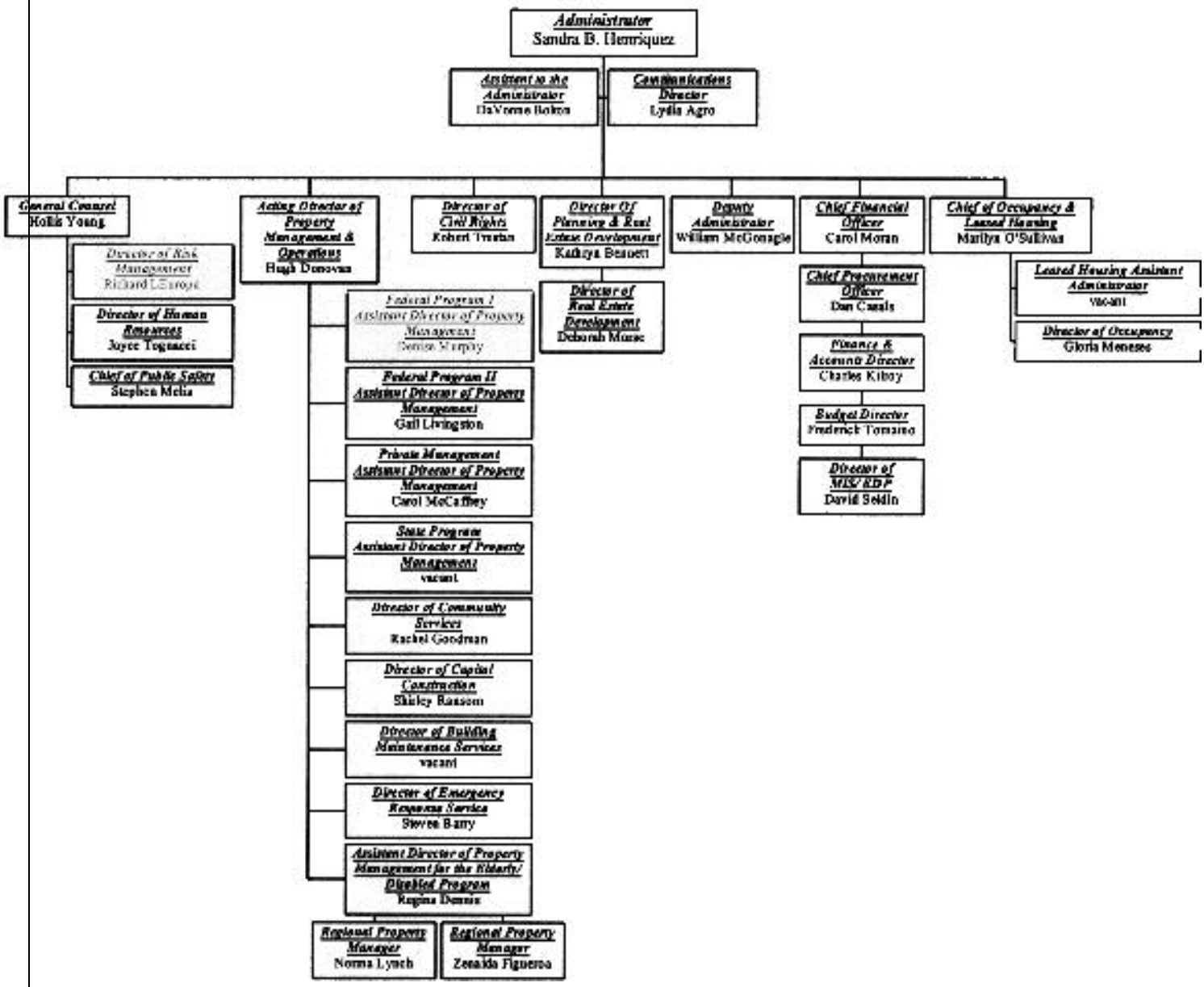
RESIDENT ADVISORY BOARD MEMBERS & ALTERNATES

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

rev. 10/04

Boston Housing Authority
Organizational Chart



Boston Housing Authority
RASS Score Improvement Plan

Scores for FY2004

Submission required for Communications, Safety, and Neighborhood Appearance with 2005 BHA annual Plan

Communications

In reviewing the specific question scores in this section, for the authority as a whole, we do not find major differences in the scores for each question (range is from 69.8 to 75.5).

Looking at it from development to development, however, we find a much wider range, from a low of 55.4 to a high of 89.5. Elderly developments tend to score better than family, but not in all cases. The first step in the improvement plan for this area is to disseminate individual development scores and review with managers their individual approaches to communications – in relation to the BHA standards – to identify and correct weaknesses at some sites.

The BHA will continue to emphasize the need for:

-Flyers to residents before all utility shut downs when ever possible, and during emergency shut offs as quickly as possible after the emergency occurs;

-Flyers translated into as many languages as practical, depending upon the population of the development

-A good "customer service" approach to individual concerns of residents, during routine interactions or at any other time;

-Management support of resident activities and community events through, at minimum, dissemination of information.

-Continued regular meetings with resident task forces, where they exists, and with residents at large to discuss issues and complaints

The BHA will continue to distribute information in regular rent bills, under doors, by posting information in hallways, through the internet, and other means as appropriate and needed.

Safety

A look at the BHA's overall scores on the various questions indicates that residents do not feel as safe as we would wish in their homes or in their buildings. Bad lighting and broken locks contribute to this problem in the opinion of those surveyed. Vacant units do not contribute heavily and resident screening is considered something of a problem.

The range of feeling safe by developments is wide, from a low of 49.1% to a high of 92.5%. Elderly development residents generally feel safer.

On the other hand, 25.6% of all BHA respondees said they felt very safe in their homes, and 52.6% said they felt safe – a total of 78.2% of all residents feel safe at home.

The BHA takes safety concerns very seriously. Reductions in funding from all sides – Operating, Capital, and PHDEP, have significantly reduced our ability to maintain policing levels, youth programming, and other on-going efforts to ease crime rates. At the same time, this reduced funding has made it virtually impossible to improve security through better hardware, lighting and security camera programs.

We will continue to emphasize repair of common hallway and exterior lighting, door locks, intercoms and other safety related hardware and systems.

BHA managers will continue to be instructed to call public safety meetings attended by residents, Tenant Organization leaders, Housing Authority Police, Boston Police Department, and any local organizations that contribute to providing safe and secure neighborhoods. These meetings will take place locally or by city region and will take place as often as needed to share information appropriately.

Neighborhood Appearance

The BHA has made widespread improvements in landscape care over the past several years. In reviewing resident responses to questions, two of the more significant impacts on this score appear to be noise levels and rodents and insects indoors.

The BHA has embarked on ever-increasing attacks on roach and rodent infestations and will continue to do so. Infestation work orders must be dealt with within 14 days and other measures, such as development-wide "clean-outs" have been implemented to reduce infestation. These will continue.

Dealing with noise levels is more difficult, as we are in a dense, urban environment. Those specific complaints which can be traced back to lease violations will be dealt with as such.

The BHA shall continue its program of regular care of grounds, including landscaping, daily cleaning, etc., to continue to upgrade the appearance of all developments.

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
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 11,248 tenant-based units, 20% would equate to 2,250 units.

As of October 1, 2004, the BHA has 222 Project Based Vouchers under lease. All of these units are located in the City of Boston. In addition, the BHA has applications for an additional 242 Project Based units which are also to be located in the City of Boston.

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.

All of the BHA's Project Based Vouchers under lease have met HUD's requirements listed above regarding the location of projects.

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 ($638) and capital ($193) for a total of $831 PUM. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1235 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.

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	334
Bromley Park	504
Cathedral	359
Charlestown	981
Commonwealth	361
Franklin Field	338
Franklin Hill	341
Heath Street	178
Highland Park	26
Lenox Street	247
Mary Ellen McCormack	954
Old Colony	782
Rutland Street	12
Washington / Beech	247
West Newton Street	123
Whittier Street	189

*As of September 30, 2004

Assessment of Site-Based Waiting List Development Characteristics

The following table details the percentages of current residents at BHA federal developments as of October 2004. This table establishes a baseline of occupancy percentages for race/ethnicity. In future Plan years, the BHA will add an additional row for each development to document that year's resident race/ethnicity percentages and another row to determine the percentage change from the baseline year.

The column headings are as follows:

Development: development name
Date: month/year information was collected
WH%: White Hispanic Percent
WNH%: White Non-Hispanic Percent
BH%: Black Hispanic Percent
BNH%: Black Non-Hispanic Percent
AIH%: American Indian Hispanic Percent
AINH%: American Indian Non-Hispanic Percent
AH%: Asian Hispanic Percent
ANH%: Asian Non-Hispanic Percent
U%: Unknown Percent

Resident Race/Ethnicity Percentages in BHA Developments as of October 2004

Development	Date	WH%	WNH%	BH%	BNH%	AIH%	AINH%	AH%	ANH%	U%
ALICE TAYLOR	Oct-04	44.4%	2.7%	7.2%	41.7%	0.0%	0.6%	0.0%	3.3%	0.0%
AMORY STREET	Oct-04	35.0%	14.0%	5.7%	45.2%	0.0%	0.0%	0.0%	0.0%	0.0%
ANNAPOLIS STREET	Oct-04	20.0%	32.0%	4.0%	20.0%	0.0%	0.0%	0.0%	24.0%	0.0%
ARCHDALE	Oct-04	51.3%	7.8%	14.9%	23.0%	0.0%	0.7%	0.0%	2.2%	0.0%
ASHMONT STREET	Oct-04	23.5%	17.6%	3.9%	39.2%	0.0%	0.0%	0.0%	15.7%	0.0%
AUSONIA HOMES	Oct-04	3.2%	88.3%	0.0%	6.4%	0.0%	0.0%	0.0%	2.1%	0.0%
BASILICA	Oct-04	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
BEECH STREET	Oct-04	38.6%	11.8%	7.7%	37.0%	0.0%	0.8%	0.0%	4.1%	0.0%
BELLFLOWER STREET	Oct-04	4.5%	80.0%	0.9%	10.0%	0.0%	0.0%	0.0%	4.5%	0.0%
BROMLEY PARK	Oct-04	41.2%	3.4%	6.6%	46.7%	0.0%	0.4%	0.4%	1.2%	0.2%
CAMDEN STREET	Oct-04	53.7%	3.0%	6.0%	34.3%	0.0%	1.5%	0.0%	1.5%	0.0%
CATHEDRAL	Oct-04	46.7%	6.7%	8.9%	34.4%	0.0%	0.0%	0.3%	3.1%	0.0%
CHARLESTOWN	Oct-04	34.2%	17.5%	10.5%	24.1%	2.3%	0.7%	1.5%	8.9%	0.2%
CODMAN APARTMENTS	Oct-04	5.9%	5.0%	0.0%	85.1%	0.0%	2.0%	0.0%	2.0%	0.0%
COMMONWEALTH	Oct-04	21.9%	34.3%	2.2%	32.4%	0.0%	0.0%	0.0%	8.9%	0.3%
CONDO-ABRAMS	Oct-04	25.4%	1.5%	16.4%	53.7%	0.0%	0.0%	0.0%	3.0%	0.0%
CONDO-UNITED HOUSING	Oct-04	40.0%	2.5%	7.5%	37.5%	0.0%	0.0%	2.5%	10.0%	0.0%
CONDO-URBAN EDGE	Oct-04	41.7%	0.0%	8.3%	37.5%	0.0%	0.0%	0.0%	12.5%	0.0%
DAVISON	Oct-04	24.4%	31.1%	0.0%	44.4%	0.0%	0.0%	0.0%	0.0%	0.0%
EVA WHITE	Oct-04	7.9%	18.8%	0.0%	11.9%	0.0%	1.0%	1.0%	59.4%	0.0%
FAIRMOUNT	Oct-04	35.2%	26.4%	6.2%	29.5%	0.5%	0.0%	0.5%	1.6%	0.0%
FANEUIL	Oct-04	35.2%	17.0%	4.7%	27.7%	0.0%	0.0%	0.0%	15.4%	0.0%
FOLEY APARTMENTS	Oct-04	0.0%	97.8%	0.0%	1.1%	0.0%	1.1%	0.0%	0.0%	0.0%
FRANKLIN FIELD	Oct-04	43.8%	0.9%	6.5%	46.1%	0.0%	0.0%	0.3%	2.1%	0.3%

FRANKLIN FIELD ELD	Oct-04	18.6%	3.4%	6.8%	69.5%	0.0%	0.0%	1.7%	0.0%	0.0%
FRANKLIN FIELD FAM	Oct-04	47.5%	0.0%	2.5%	42.5%	0.0%	0.0%	0.0%	7.5%	0.0%
FRANKLIN HILL	Oct-04	42.0%	1.7%	10.5%	43.7%	0.0%	0.0%	0.0%	2.0%	0.0%
FREDERICK DOUGLAS	Oct-04	15.2%	16.7%	1.5%	57.6%	0.0%	0.0%	1.5%	7.6%	0.0%
GALLIVAN BOULEVARD	Oct-04	39.8%	9.4%	4.9%	42.2%	0.0%	0.0%	0.0%	3.3%	0.4%
GENERAL WARREN	Oct-04	5.5%	85.7%	1.1%	3.3%	0.0%	0.0%	0.0%	4.4%	0.0%
GROVELAND	Oct-04	1.7%	10.3%	1.7%	86.2%	0.0%	0.0%	0.0%	0.0%	0.0%
HAMPTON HOUSE	Oct-04	14.1%	19.7%	5.6%	52.1%	0.0%	1.4%	0.0%	7.0%	0.0%
HASSAN APARTMENTS	Oct-04	6.6%	5.5%	2.2%	84.6%	0.0%	1.1%	0.0%	0.0%	0.0%
HEATH STREET	Oct-04	34.3%	0.6%	1.7%	58.4%	0.0%	0.0%	0.0%	5.1%	0.0%
HERITAGE APTMNTS.	Oct-04	14.0%	67.1%	1.2%	8.5%	0.0%	0.4%	0.0%	8.9%	0.0%
HIGHLAND PARK	Oct-04	26.9%	7.7%	26.9%	34.6%	0.0%	3.8%	0.0%	0.0%	0.0%
HOLGATE APARTMENTS	Oct-04	8.2%	2.7%	4.1%	80.8%	0.0%	0.0%	1.4%	2.7%	0.0%
J J CARROLL	Oct-04	6.5%	61.3%	0.0%	14.5%	0.0%	0.0%	0.0%	17.7%	0.0%
LENOX STREET	Oct-04	48.2%	5.3%	6.5%	36.8%	1.6%	0.0%	0.0%	1.6%	0.0%
LOWER MILLS	Oct-04	3.7%	43.5%	0.0%	41.0%	0.0%	2.5%	0.0%	9.3%	0.0%
MALONE APTS	Oct-04	14.7%	56.8%	3.2%	23.2%	0.0%	1.1%	0.0%	1.1%	0.0%
MARY E. MCCORMACK	Oct-04	31.9%	28.1%	6.0%	22.1%	0.1%	0.8%	0.2%	10.7%	0.1%
MAVERICK	Oct-04	38.5%	20.0%	1.5%	22.9%	0.0%	0.0%	0.0%	17.1%	0.0%
MEADE APARTMENTS	Oct-04	10.5%	2.6%	2.6%	81.6%	0.0%	0.0%	0.0%	2.6%	0.0%
MLK TOWERS	Oct-04	12.8%	3.2%	2.1%	81.9%	0.0%	0.0%	0.0%	0.0%	0.0%
MSGR POWERS	Oct-04	1.5%	95.5%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OLD COLONY	Oct-04	30.1%	29.2%	7.7%	21.6%	0.1%	0.3%	0.1%	10.3%	0.5%
ORIENT HEIGHTS	Oct-04	43.4%	17.2%	8.3%	20.2%	0.3%	0.3%	0.0%	8.9%	1.3%
PASCIUCCO	Oct-04	17.3%	17.3%	1.3%	53.3%	1.3%	0.0%	0.0%	8.0%	1.3%
PATRICIA WHITE	Oct-04	5.2%	84.8%	0.5%	6.2%	0.0%	0.0%	0.0%	3.3%	0.0%
PEABODY SQUARE	Oct-04	14.1%	17.2%	1.0%	47.5%	0.0%	1.0%	0.0%	19.2%	0.0%
POND STREET	Oct-04	28.2%	41.0%	5.1%	23.1%	0.0%	0.0%	0.0%	2.6%	0.0%
ROCKLAND TOWERS	Oct-04	7.4%	73.5%	0.0%	17.6%	0.0%	0.0%	0.0%	1.5%	0.0%
ROSLYN APTS	Oct-04	21.1%	47.4%	1.8%	28.9%	0.0%	0.0%	0.0%	0.0%	0.9%
RUTLAND	Oct-04	41.7%	16.7%	0.0%	41.7%	0.0%	0.0%	0.0%	0.0%	0.0%
SOUTH STREET	Oct-04	53.1%	10.9%	3.1%	26.6%	0.0%	0.0%	0.0%	6.3%	0.0%
SPRING STREET	Oct-04	3.1%	80.6%	1.0%	11.2%	0.0%	2.0%	0.0%	1.0%	1.0%
ST. BOTOLPH STREET	Oct-04	7.4%	40.5%	0.0%	41.3%	0.0%	0.0%	0.0%	9.9%	0.8%
TORRE UNIDAD	Oct-04	21.0%	16.0%	2.2%	21.5%	0.6%	1.1%	0.0%	37.6%	0.0%
WALNUT PARK	Oct-04	37.8%	4.2%	5.6%	51.7%	0.0%	0.7%	0.0%	0.0%	0.0%
WASHINGTON MANOR	Oct-04	17.2%	20.7%	3.4%	48.3%	0.0%	0.0%	0.0%	10.3%	0.0%
WASHINGTON STREET	Oct-04	7.6%	73.4%	1.3%	3.8%	0.0%	0.0%	0.0%	13.9%	0.0%
WEST BROADWAY	Oct-04	35.0%	32.6%	6.3%	16.2%	0.2%	0.2%	0.2%	8.9%	0.4%
WEST NEWTON ST.	Oct-04	47.5%	10.7%	6.6%	33.6%	0.0%	0.0%	0.0%	1.6%	0.0%
WEST NINTH STREET	Oct-04	1.2%	93.9%	0.0%	1.2%	0.0%	0.0%	0.0%	3.7%	0.0%
WHITTIER STREET	Oct-04	40.2%	1.1%	9.0%	45.5%	2.1%	0.0%	0.0%	2.1%	0.0%
Grand Totals	Oct-04	30.3%	24.1%	5.7%	31.6%	0.3%	0.4%	0.2%	7.2%	0.2%

In future years, an additional table will be included that displays the same categories of information as above on the race/ethnicity percentages but will focus on applicants to BHA federal development site-based waiting lists.

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 with the following exceptions, wheelchair accessible units and market rate units. Also, in January 2004, Orchard Gardens reopened its waiting list for 1 BR units in the 40-60% income tier. All other waiting lists at HOPE VI developments remain closed except as noted above. Below are the charts showing the change in racial/ethnic resident composition and change in the racial/ethnic applicant composition at the three developments.

Mission Main Residents Race/Ethnicity Percent Change

Race/Ethnicity	Sept 2004 %	Mar 2002 %	Percent Change
American Indian	.2	.2	0.0
Asian	3.4	2.7	25.9
Black	42.0	41.6	1.0
Hispanic	50.3	51.8	-2.9
White	3.1	2.7	14.8
Unknown	.9	.9	0.0

Mission Main Waiting List Race/Ethnicity Percent Change

Race/Ethnicity	Sept 2004 %	Sept 1999 %	Percent Change
American Indian	.5	.5	0.0
Asian	10.0	9.1	9.9
Black	47.3	46.5	1.7
Black Hispanic	3.0	2.1	42.9
Hispanic/White	8.8	8.0	10.0
Hispanic/No race given	19.1	15.3	24.8
White	8.2	4.4	86.4
Unknown	3.0	14.1	-78.7

Orchard Gardens Residents Race/Ethnicity Percent Change

Race/Ethnicity	Sept 2004 %	Aug 2000 %	Percent Change
White (not of hispanic origin)	.9	1.6	-43.8
Black (not of hispanic origin)	70.7	71.7	-1.4
Hispanic	26.5	24.8	6.9
Asian or Pacific Islander	.9	1.0	-10.0
American Indian or Alaskan Native	0.0	0.0	0.0
Unknown	.9	1.0	-10.0

Orchard Commons Residents Race/Ethnicity Percent Change

Race/Ethnicity	Sept 2004 %	Sept 2000 %	Percent Change
White	0.0	0.0	0.0
Black (not of hispanic origin)	64.4	68.5	-6.0
Hispanic	35.6	31.5	13.0
Asian or Pacific Islander	0.0	0.0	0.0
Native American or Alaskan	0.0	0.0	0.0
Unknown	0.0	0.0	0.0

Orchard Commons/Orchard Gardens Race/Ethnicity Waiting List Percent Change

Race/Ethnicity	Sept 2004 %	Jun 1999 %	Percent Change
White (not of Hispanic origin)	1.1	2.5	-56.0
Black (not of Hispanic origin)	47.3	43.3	9.2
Hispanic	38.9	38.3	1.6
Asian or Pacific Islander	3.9	5.1	-23.5
American Indian or Alaskan Native	0.2	0.7	-71.4
Unknown	8.5	10.2	-16.7

Obligated and Planned Uses of all Capital Funds FY 2000 - 2005

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 9/30/04

___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 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds	6,654,724.00	6,654,724.00	6,654,724.00	6,654,724.00
2	1406 Operations (May not exceed 10% of line 19)	1,388,265.59	323,014.00	323,014.00	323,014.00
3	1408 Management Improvements Soft Costs	1,840,273.41	2,988,037.00	2,988,037.00	1,618,367.56
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,779,927.00	2,779,927.00	2,779,927.00	2,387,697.03
5	1411 Audit	25,000.00	25,000.00	25,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,986,558.88	1,878,799.52	1,876,897.02	598,483.75
8	1440 Site Acquisition				
9	1450 Site Improvement	932,960.36	910,016.52	910,016.52	345,497.52
10	1460 Dwelling Structures	15,891,930.65	16,443,465.63	$16,193,334.24	14,005,700.85
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	970,867.74	384,922.34	384,922.34	248,840.36
13	1475 Nondwelling Equipment	231,895.88	231,895.88	231,895.88	228,947.89
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	299,712.49	382,314.11	349,021.60	337,845.70
18	1499 Development Activities*	1,701,881.00	1,701,881.00	1,701,881.00	0.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	28,049,273.00	28,049,273.00	27,763,946.60	20,094,394.66
21	Amount of line 20 Related to LPB Testing	677,250.56	585,649.53	552,947.52	369,789.44
22	Amount of line 20 Related to Section 504 Compliance	1,826,892.97	1,196,237.14	1,195,048.89	469,297.95
23	Amount of line 20 Related to Security Soft Costs	0.00	1,065,252.59	77,201.92	77,201.92
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

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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	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		323,013.00	323,014.00	1.00	323,014.00	323,014.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		0.00	10,211.96	10,211.96	10,211.96	0.00	
2-00	MIS	140800 410000		244,550.63	327,061.63	82,511.00	327,061.63	249,110.63	
2-00	PUBLIC SAFETY	140800 412000		1,065,252.59	1,065,180.53	(72.06)	1,065,180.53	77,129.86	
2-00	ELDERLY SERVICES	140800 421000		419,429.00	386,381.05	(33,047.95)	386,381.05	230,493.62	
2-00	OCCUPANCY	140800 427000		296,246.00	296,246.00	0.00	296,246.00	286,719.01	
2-00	COMMUNITY SERVICES	140800 768000		568,235.84	571,774.71	3,538.87	571,774.71	443,805.38	
2-00	GRIEVANCE PANEL	140800 807000		83,130.98	94,613.32	11,482.34	94,613.32	94,613.32	
2-00	RISK MANAGEMENT	140800 899000		151,494.00	152,282.60	788.60	152,282.60	152,282.60	
2-00	RENT COLLECTION	140800 901000		77,186.96	84,213.14	7,026.18	84,213.14	84,213.14	
2-00	VACANCY REHAB	140800 967000		0.00	72.06	72.06	72.06	0.00	
2-00	ADMINISTRATIVE	141001 000000		1,981,327.58	1,610,137.99	(371,189.59)	1,610,137.99	1,378,627.60	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		173,755.28	366,627.91	192,872.63	366,627.91	366,627.91	
2-00	LEGAL EXPENSE	141004 000000		0.00	5,000.00	5,000.00	5,000.00	1,720.00	
2-00	WORKERS COMPENSATION	141009 001000		100,266.53	146,727.32	46,460.79	146,727.32	146,727.32	
2-00	GROUP INSURANCE	141009 002000		230,000.00	241,742.02	11,742.02	241,742.02	228,049.83	
2-00	RETIREMENT	141009 003000		201,000.00	201,000.00	0.00	201,000.00	163,011.60	
2-00	UNEMPLOYMENT	141009 004000		10,000.00	10,000.00	0.00	10,000.00	4,739.23	
2-00	TRAVEL	141001 000101		296.86	1,421.61	1,124.75	1,421.61	1,421.61	
2-00	TELEPHONE 10	141016 000000		12,680.00	12,864.55	184.55	12,864.55	11,742.33	
2-00	SUNDRY ADMINISTRATION	141019 000000		19,500.00	30,334.11	10,834.11	30,334.11	26,510.47	
2-00	TELEPHONE	141019 000102		0.00	9,012.08	9,012.08	9,012.08	9,012.08	
2-00	OFFICE SUPPLIES	141019 000103		0.00	4,500.00	4,500.00	4,500.00	3,164.40	
2-00	CONSULTANTS 10	141019 000105		0.00	88,068.75	88,068.75	88,068.75	0.00	
2-00	OFFICE RENTAL EQUIPMENT	141019 000108		0.00	315.00	315.00	315.00	315.00	
2-00	ADVERTISING	141019 000110		50,000.00	50,000.00	0.00	50,000.00	44,851.99	
2-00	PUBLICATIONS	141019 000111		1,100.75	1,175.66	74.91	1,175.66	1,175.66	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	25,000.00	0.00	
2-00	ARCH & ENG	143001 000000		39,498.00	0.00	(39,498.00)	0.00	0.00	
2-00	CONSULTANTS	143001 741000		87.24	87.24	0.00	87.24	87.24	Work completed
2-00	A&E 504 COMPLIANCE	143001 812000		21,797.00	9,199.00	(12,598.00)	9,199.00	8,674.00	Work in construction
2-00	LEAD PAINT ABATEMENT 30	143001 837000		0.00	121,864.54	121,864.54	121,864.54	6,055.89	Work in construction
2-00	ENVIRONMENTAL HAZARD	143001 838000		0.00	20,004.36	20,004.36	20,004.36	0.00	Work in construction
2-00	SMOKE DETECTORS 30	143001 940000		0.00	3,732.00	3,732.00	3,732.00	0.00	Work in construction
2-00	UNDERGROUND STORAGE 30	143001 966000		0.00	23,780.43	23,780.43	21,877.93	787.50	Work in construction
2-00	UNDERGROUND STORAGE 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-00	CAULKING & POINTING	146014 725000		0.00	9,373.11	9,373.11	0.00	0.00	
2-00	HVAC	146016 000000		0.00	91,953.34	91,953.34	91,953.34	0.00	Work in construction
2-00	SMOKE DETECTORS 60	146020 940000		0.00	1,646.67	1,646.67	1,646.67	0.00	Work in construction
2-00	504 COMPLIANCE	146021 812000		57,500.00	39,163.25	(18,336.75)	38,525.00	0.00	Work in construction
2-00	LEAD PAINT ABATEMENT	146021 837000		500,000.00	67,889.43	(432,110.57)	67,889.43	29,870.00	Work in construction
2-00	ENVIRONMENTAL HAZARD 60	146021 838000		0.00	48,623.38	48,623.38	48,623.38	0.00	Work in construction

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
2-00	UNIT REHAB	146021 967000		259,063.20	0.00	(259,063.20)	0.00	0.00	
2-00	NON DWELLING CONSTRUCTION	147001 000000		0.00	2,255.00	2,255.00	2,255.00	1,920.80	Work in construction
2-00	OFFICE EQUIPMENT	147501 000000		31,172.00	0.00	(31,172.00)	0.00	0.00	
2-00	COMPUTERS	147501 742000		174,180.00	115,495.18	(58,684.82)	115,495.18	115,367.48	Work completed
2-00	TELEPHONE 75	147501 959000		0.00	52,389.70	52,389.70	52,389.70	49,569.41	
2-00	MAINTENANCE EQUIPMENT	147502 000000		0.00	15,750.00	15,750.00	15,750.00	15,750.00	
2-00	VEHICLES	147507 000000		26,543.88	48,261.00	21,717.12	48,261.00	48,261.00	
2-00	RELOCATION	149501 000000		18,053.16	104,663.47	86,610.31	104,663.47	95,853.57	
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000		137,521.56	110,033.05	(27,488.51)	110,033.05	109,934.05	
2-00	RELOCATION FOR LEAD PAINT	149501 837000		0.00	14,499.50	14,499.50	0.00	0.00	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				7,298,882.04	7,015,641.65	(283,240.39)	6,989,228.29	4,811,209.53	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		4,934.96	21,319.43	16,384.47	21,319.43	0.00	Work in construction
2-01	CONSULTANTS	143001 741000		0.00	2,383.62	2,383.62	2,383.62	2,383.62	Work completed
2-01	A&E 504 COMPLIANCE	143001 812000		42,559.00	514.80	(42,044.20)	514.80	514.80	Work completed
2-01	A&E LEAD PAINT	143001 837000		80,000.00	22,139.00	(57,861.00)	22,139.00	21,809.00	Work completed
2-01	BUILDING EXTERIOR	146014 000000		70,737.60	78,195.60	7,458.00	78,195.60	77,364.60	Work completed
2-01	HVAC	146016 000000		1,557.50	1,557.50	0.00	1,557.50	1,557.50	Work completed
2-01	504 COMPLIANCE	146021 812000		36,375.90	18,975.00	(17,400.90)	18,975.00	18,975.00	Work completed
2-01	LEAD PAINT ABATEMENT	146021 837000		500.00	163,511.34	163,011.34	163,511.34	163,511.34	Work completed
2-01	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	18,780.28	Work in construction
2-01	RELOCATION	149501 000000		10,400.00	1,629.50	(8,770.50)	1,589.00	1,589.00	Work in construction
2-01	RELOCATION FOR 504	149501 812000		40,500.00	26,130.69	(14,369.31)	26,130.69	26,130.69	Work completed
2-01	RELOCATION FOR LEAD PAINT	149501 837000		0.00	33,471.50	33,471.50	15,268.99	15,268.99	Work in construction
				327,564.96	404,827.98	77,263.02	386,584.97	347,884.82	

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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	
	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	92,019.92	92,019.92	92,019.92	4,328.88	Work in construction
2-04	CONSULTANTS	143001 741000		7,760.53	17,692.83	9,932.30	17,692.83	17,692.83	Work completed
2-04	A&E 504 COMPLIANCE	143001 812000		19,578.88	7,176.77	(12,402.11)	7,176.77	7,176.77	Work completed
2-04	SEWERS	143001 929000		0.00	1,680.50	1,680.50	1,680.50	0.00	Work in construction
2-04	UNDERGROUND STORAGE TANK	143001 966000		101,739.00	9,539.00	(92,200.00)	9,539.00	4,614.86	Work in construction
2-04	SITE IMPROVEMENTS	145001 000000		0.00	0.00	0.00	0.00	0.00	
2-04	UNDERGROUND STORAGE TANK	145011 966000		0.00	26,236.00	26,236.00	26,236.00	0.00	Work in construction
2-04	ELECTRICAL	146015 000000		25,000.00	257,210.47	232,210.47	250,250.47	229,380.47	Work in construction
2-04	HVAC	146016 000000		63,868.73	44,788.05	(19,080.68)	44,788.05	44,788.05	Work completed
2-04	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-04	SEWERS	146021 929000		119,192.53	0.00	(119,192.53)	0.00	0.00	
2-04	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	19,819.28	Work in construction
2-04	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-04	RELOCATION FOR 504	149501 812000		2,962.00	16,301.94	13,339.94	16,301.94	16,301.94	Work completed
				386,601.67	507,645.48	121,043.81	500,685.48	344,103.08	

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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		92,819.64	104,571.89	11,752.25	104,571.89	47,498.95	
2-06	CONSULTANTS	143001 741000		8,032.76	8,032.76	0.00	8,032.76	8,032.76	Work completed
2-06	A&E 504 COMPLIANCE	143001 812000		109,800.00	109,800.00	0.00	109,800.00	67,094.46	Work in construction
2-06	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-06	BUILDING EXTERIOR	146014 000000		0.00	245,385.50	245,385.50	245,385.50	230,703.50	Work completed
2-06	ELECTRICAL	146015 000000		0.00	19,603.41	19,603.41	16,397.65	16,397.65	Work completed
2-06	HVAC	146016 000000		461,157.02	301,015.04	(160,141.98)	301,015.04	301,015.04	Work completed
2-06	FIRE PROTECTION	146020 000000		303.88	207,486.66	207,182.78	207,486.66	48,236.66	Work in construction
2-06	ELEVATORS	146021 760000		0.00	40,876.93	40,876.93	40,876.93	36,487.54	Work in construction
2-06	504 COMPLIANCE	146021 812000		34,170.00	52.50	(34,117.50)	52.50	52.50	Work completed
2-06	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-06	UNIT REHAB	146021 967000		2,451,328.00	2,879,228.00	427,900.00	2,879,228.00	2,867,980.88	Work completed
2-06	NON DWELLING	147001 000000		110,000.00	49,277.44	(60,722.56)	49,277.44	23,332.72	Work in construction
2-06	RELOCATION	149501 000000		7,000.00	646.00	(6,354.00)	646.00	646.00	Work completed
				3,275,111.30	3,965,976.13	690,864.83	3,962,770.37	3,647,478.66	

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				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	TELEPHONE 10	141016 000000		0.00	1,000.00	1,000.00	1,000.00	0.00	
2-07	ARCH & ENG	143001 000000		20,250.00	33,411.75	13,161.75	33,411.75	2,990.00	Work in construction
2-07	CONSULTANTS	143001 741000		7,504.97	40,899.97	33,395.00	40,899.97	40,899.97	Work completed
2-07	A&E 504 COMPLIANCE	143001 812000		3,677.75	1,809.30	(1,868.45)	1,809.30	1,809.30	Work completed
2-07	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,245.00	1,245.00	1,245.00	1,245.00	Work completed
2-07	SITE GROUNDS	145001 000000		858,682.00	792,280.80	(66,401.20)	792,280.80	327,603.80	Work in construction
2-07	UNDERGROUND STORAGE TANK	145011 966000		10,746.40	0.00	(10,746.40)	0.00	0.00	
2-07	DWELLING CONSTRUCTION	146001 000000		1,067,217.00	1,544,127.91	476,910.91	1,373,867.36	676,499.00	Work in construction
2-07	BUILDING EXTERIOR	146014 000000		865,000.00	865,000.00	0.00	865,000.00	809,460.00	Work in construction
2-07	HVAC	146016 000000		591,020.00	592,020.00	1,000.00	592,020.00	439,750.00	Work in construction
2-07	ROOFS	146018 000000		356,000.00	356,000.00	0.00	356,000.00	308,756.00	Work in construction
2-07	BASEMENT/CELLARS	146019 704000		1,259,000.00	678,294.64	(580,705.36)	676,614.14	676,614.14	Work completed
2-07	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-07	HALLS	146021 810000		328,738.66	323,898.88	(4,839.78)	323,898.88	323,898.88	Work completed
2-07	504 COMPLIANCE	146021 812000		360,000.00	360,000.00	0.00	360,000.00	103,599.00	Work in construction
2-07	LEAD PAINT ABATEMENT	146021 837000		75,500.00	85,064.00	9,564.00	85,064.00	56,064.00	Work in construction
2-07	RELOCATION	149501 000000		7,000.00	539.00	(6,461.00)	539.00	539.00	Work completed
				5,810,336.78	5,675,591.25	(134,745.53)	5,503,650.20	3,769,728.09	

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				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	TELEPHONE	141019 000102		0.00	0.00	0.00	0.00	0.00	
2-08	ARCH & ENG	143001 000000		0.00	20,964.83	20,964.83	20,964.83	0.00	Work in construction
2-08	EXTRA ARCH FEES	143002 000000		0.00	82,835.00	82,835.00	82,835.00	0.00	Work in construction
2-08	DEVELOPMENT ACTIVITY	1499		1,701,881.00	1,701,881.00	0.00	1,701,881.00	0.00	Work in construction
				1,701,881.00	1,805,680.83	103,799.83	1,805,680.83	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		162,750.00	181,163.37	18,413.37	181,163.37	15,520.00	Work in construction
2-09	CONSULTANTS	143001 741000		300,000.00	0.00	(300,000.00)	0.00	0.00	
2-09	A&E 504 COMPLIANCE	143001 812000		46,860.00	0.00	(46,860.00)	0.00	0.00	
2-09	UNDERGROUND STORAGE TANK	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-09	UNDERGROUND STORAGE TANK	145011 966000		14,240.15	0.00	(14,240.15)	0.00	0.00	
2-09	HVAC	146016 000000		86,982.50	1,382.50	(85,600.00)	1,382.50	1,382.50	Work completed
2-09	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-09	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-09	NON DWELLING	147001 000000		40,000.00	46,319.84	6,319.84	46,319.84	29,692.82	Work in construction
2-09	RELOCATION	149501 000000		6,000.00	785.00	(5,215.00)	785.00	785.00	Work completed
2-09	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	3,168.00	3,168.00	3,168.00	1,401.00	Construction to begin spring 2005
				657,332.65	232,818.71	(424,513.94)	232,818.71	48,781.32	

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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	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		61,974.00	12,509.00	(49,465.00)	12,509.00	0.00	Work in construction
2-11	CONSULTANTS	143001 741000		1,020.01	1,020.01	0.00	1,020.01	1,020.01	Work completed
2-11	A&E 504 COMPLIANCE	143001 812000		12,170.00	3,987.10	(8,182.90)	3,987.10	3,987.10	Work completed
2-11	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-11	ROOFING	146018 000000		8,019.95	0.00	(8,019.95)	0.00	0.00	
2-11	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-11	NON DWELLING	147001 000000		50,000.00	44,500.00	(5,500.00)	44,500.00	18,780.28	Work in construction
2-11	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				139,683.96	62,016.11	(77,667.85)	62,016.11	23,787.39	

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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	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		975.00	108,844.66	107,869.66	108,844.66	0.00	Construction to begin spring 2005
2-13	CONSULTANTS	143001 741000		3,660.44	33,331.18	29,670.74	33,331.18	33,331.18	Work completed
2-13	A&E 504 COMPLIANCE	143001 812000		43,199.56	0.00	(43,199.56)	0.00	0.00	
2-13	ENVIRONMENTAL HAZARD	143001 838000		0.00	10,189.85	10,189.85	10,189.85	0.00	Work in construction
2-13	UNDERGROUND STORAGE TANK	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-13	ELECTRICAL	146015 000000		24,682.65	272,805.50	248,122.85	266,159.59	188,709.59	Work in construction
2-13	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-13	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-13	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-13	RELOCATION	149501 000000		6,720.00	1,014.40	(5,705.60)	1,014.40	1,014.40	Work completed
				79,737.65	426,185.59	346,447.94	419,539.68	223,055.17	

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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	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		24,492.00	0.00	(24,492.00)	0.00	0.00	
2-14	BUILDING ENVELOPE	143001 712000		0.00	2,190.28	2,190.28	2,190.28	0.00	Project rescheduled
2-14	A&E 504 COMPLIANCE	143001 812000		12,271.20	4,784.52	(7,486.68)	4,784.52	4,784.52	Work completed
2-14	UNDERGROUND STORAGE TANK	143001 966000		0.00	10,400.00	10,400.00	10,400.00	10,400.00	Work completed
2-14	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-14	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(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	0.00	(6,000.00)	0.00	0.00	
2-14	RELOCATION FOR 504	149501 812000		556.00	13,174.50	12,618.50	13,174.50	13,174.50	Work completed
				43,819.20	30,549.30	(13,269.90)	30,549.30	28,359.02	

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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	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		89,543.86	29,500.75	(60,043.11)	29,500.75	8,396.00	Work in construction
2-19	CONSULTANTS	143001 741000		5,006.60	6,024.37	1,017.77	6,024.37	6,024.37	Work completed
2-19	A&E 504 COMPLIANCE	143001 812000		29,814.01	7,840.30	(21,973.71)	7,840.30	7,840.30	Work completed
2-19	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,245.00	1,245.00	1,245.00	1,245.00	Work completed
2-19	UNDERGROUND STORAGE TANK	145011 966000		28,480.30	0.00	(28,480.30)	0.00	0.00	
2-19	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-19	ROOFING	146018 000000		0.00	15,744.07	15,744.07	15,744.07	15,744.07	Work completed
2-19	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-19	HALLS	146021 810000		615,681.48	590,272.62	(25,408.86)	590,272.62	590,272.62	Work completed
2-19	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-19	RELOCATION	149501 000000		7,000.00	0.00	(7,000.00)	0.00	0.00	
2-19	RELOCATION FOR 504	149501 812000		428.00	18,235.10	17,807.10	18,235.10	18,235.10	Work completed
				776,454.25	668,862.21	(107,592.04)	668,862.21	647,757.46	

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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	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		17,050.00	57,426.14	40,376.14	57,426.14	1,000.00	Work in construction
2-23	CONSULTANTS	143001 741000		5,543.39	47,199.06	41,655.67	47,199.06	47,199.06	Work completed
2-23	A&E 504 COMPLIANCE	143001 812000		1,266.61	2,230.80	964.19	2,230.80	2,230.80	Work completed
2-23	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-23	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-23	HVAC	146016 000000		528,327.00	827.00	(527,500.00)	827.00	827.00	Work completed
2-23	FIRE PROTECTION	146020 000000		0.00	6,470.20	6,470.20	6,470.20	6,470.20	Work completed
2-23	HALLS	146021 810000		1,717,197.91	1,646,139.20	(71,058.71)	1,637,908.20	1,637,908.20	Work completed
2-23	504 COMPLIANCE	146021 812000		0.00	1,000.00	1,000.00	1,000.00	1,000.00	Work completed
2-23	LEAD PAINT ABATEMENT	146021 837000		6,618.51	75,000.22	68,381.71	75,000.22	75,000.22	Work 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	2,140.00	(3,860.00)	2,140.00	2,140.00	Work completed
2-23	RELOCATION FOR 504	149501 812000		550.00	0.00	(550.00)	0.00	0.00	
				2,282,553.42	1,838,432.62	(444,120.80)	1,830,201.62	1,773,775.48	

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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		6,834.63	11,724.38	4,889.75	11,724.38	2,259.63	Work in construction
2-24	CONSULTANTS	143001 741000		3,933.15	21,013.78	17,080.63	21,013.78	21,013.78	Work completed
2-24	A&E 504 COMPLIANCE	143001 812000		455.61	1,544.40	1,088.79	1,544.40	1,544.40	Work completed
2-24	HVAC STUDY	143001 816000		0.00	500.00	500.00	500.00	0.00	Project rescheduled
2-24	ROOF SURVEY	143001 904000		0.00	6,675.00	6,675.00	6,675.00	0.00	Work completed
2-24	SMOKE DETECTORS	143001 940000		0.00	9,104.00	9,104.00	9,104.00	6,828.00	Work in construction
2-24	UNDERGROUND STORAGE TANK	143001 966000		24,282.00	24,282.00	0.00	24,282.00	7,016.12	Work in construction
2-24	UNDERGROUND STORAGE TANK	145011 966000		4,071.52	15,306.85	11,235.33	15,306.85	15,306.85	Work completed
2-24	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	Work completed
2-24	HVAC	146016 000000		19,337.60	464,838.63	445,501.03	464,838.63	464,838.63	Work completed
2-24	ROOFS	146018 000000		49,174.00	49,174.00	0.00	49,174.00	49,174.00	Work completed
2-24	BASEMENTS/CELLARS	146019 704000		0.00	1,277,806.47	1,277,806.47	1,277,806.47	1,277,806.47	Work completed
2-24	FIRE PROTECTION	146020 000000		27,826.00	12,158.00	(15,668.00)	12,158.00	12,158.00	Work completed
2-24	HALLS	146021 810000		171,938.48	153,789.30	(18,149.18)	153,789.30	153,789.30	Work completed
2-24	ASBESTOS REMOVAL	146021 830000		0.00	643,213.71	643,213.71	643,213.71	637,537.71	Work in construction
2-24	LEAD PAINT ABATEMENT	146021 837000		8,632.05	2,210.00	(6,422.05)	2,210.00	2,210.00	Work completed
2-24	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	19,079.30	Work in construction
2-24	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	3,169.00	3,169.00	3,169.00	3,169.00	Work completed
				362,485.04	2,731,509.52	2,369,024.48	2,731,509.52	2,673,731.19	

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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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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	SITE GROUNDS	145011 000000		0.00	500.00	500.00	500.00	500.00	Work completed
2-26	DOORS	146014 750000		63,948.35	18,576.66	(45,371.69)	18,576.66	18,576.66	Work completed
2-26	HVAC	146016 000000		0.00	1,378.85	1,378.85	1,378.85	0.00	
				63,948.35	20,455.51	(43,492.84)	20,455.51	19,076.66	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	DOORS	146014 750000		7,800.00	7,800.00	0.00	7,800.00	7,800.00	Work completed
				7,800.00	7,800.00	0.00	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	ARCH & ENG	143001 000000		0.00	330.50	330.50	330.50	0.00	
				0.00	330.50	330.50	330.50	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	106.90	(7,093.10)	106.90	106.90	Work completed
2-29	UNDERGROUND STORAGE TANK	143001 966000		0.00	8,958.75	8,958.75	8,958.75	8,958.75	Work completed
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		242,334.00	278,141.50	35,807.50	278,141.50	278,141.50	Work completed
2-29	FIRE PROTECTION	146020 000000		222.78	5,895.56	5,672.78	0.00	0.00	
2-29	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				249,756.78	293,102.71	43,345.93	287,207.15	287,207.15	

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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	92.27	(4,407.73)	92.27	0.00	Work completed
2-30	BUILDING EXTERIOR	146014 000000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-30	HVAC	146016 000000		0.00	26,530.00	26,530.00	26,530.00	0.00	Work completed
2-30	ROOFING	146018 000000		0.00	13,160.00	13,160.00	13,160.00	9,465.00	Work completed
2-30	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				14,500.00	39,782.27	25,282.27	39,782.27	9,465.00	

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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		0.00	0.00	0.00	0.00	0.00	
2-32	DOORS	146015 750000		68,387.00	58,279.15	(10,107.85)	58,279.15	58,279.15	Work completed
2-32	ROOFING	146018 000000		0.00	5,279.68	5,279.68	5,279.68	5,038.45	Work completed
2-32	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				68,387.00	63,558.83	(4,828.17)	63,558.83	63,317.60	

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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	1,469.00	1,469.00	1,469.00	0.00	
2-34	NON DWELLING	147001 000000		14,000.00	0.00	(14,000.00)	0.00	0.00	
				14,000.00	1,469.00	(12,531.00)	1,469.00	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		1,239.04	0.00	(1,239.04)	0.00	0.00	
2-35	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-35	DOORS	146014 750000		45,000.00	0.00	(45,000.00)	0.00	0.00	
2-35	ROOFING	146018 000000		0.00	23,943.81	23,943.81	23,943.81	23,943.81	Work completed
2-35	FIRE PROTECTION	146020 000000		0.00	500.00	500.00	500.00	500.00	Work completed
2-35	504 COMPLIANCE	146021 812000		0.00	8,250.00	8,250.00	8,250.00	8,250.00	Work completed
2-35	NON DWELLING	147001 000000		20,000.00	9,872.00	(10,128.00)	9,872.00	9,872.00	Work completed
				66,239.04	42,565.81	(23,673.23)	42,565.81	42,565.81	

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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		25,700.00	0.00	(25,700.00)	0.00	0.00	
				25,700.00	0.00	(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	0.00	(4,974.16)	0.00	0.00	
2-37	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-37	ROOFING	146018 000000		0.00	1,225.00	1,225.00	1,225.00	1,225.00	Work completed
				4,974.16	1,225.00	(3,749.16)	1,225.00	1,225.00	

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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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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	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		0.00	762.61	762.61	762.61	0.00	
2-40	DOORS	146014 750000		111,659.65	16,038.40	(95,621.25)	16,038.40	16,038.40	Work completed
2-40	ELECTRICAL	146015 000000		1,419.95	11,419.95	10,000.00	11,419.95	11,419.95	Work completed
2-40	FIRE PROTECTION	146020 000000		17,561.45	15,132.03	(2,429.42)	15,132.03	15,132.03	Work completed
2-40	RELOCATION FOR 504 PROGRAM	146020 000000		0.00	3,570.00	3,570.00	3,570.00	3,570.00	Work completed
				130,641.05	46,922.99	(83,718.06)	46,922.99	46,160.38	

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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	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-41	DOORS	146014 750000		143,887.00	92,420.99	(51,466.01)	92,420.99	92,420.99	Work completed
2-41	ELECTRICAL	146015 000000		0.00	100.00	100.00	100.00	100.00	Work completed
2-41	ELEVATORS	146021 760000		0.00	11,117.40	11,117.40	11,117.40	11,117.40	Work completed
				169,587.00	103,638.39	(65,948.61)	103,638.39	103,638.39	

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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	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		6,650.00	4,240.86	(2,409.14)	4,240.86	4,240.86	Work completed
2-42	A&E 504 COMPLIANCE	143001 812000		25,800.00	0.00	(25,800.00)	0.00	0.00	
2-42	DOORS	146014 750000		144,580.00	78,914.97	(65,665.03)	78,914.97	78,914.97	Work completed
2-42	HVAC	146016 000000		95,456.00	56,206.00	(39,250.00)	56,206.00	56,206.00	Work completed
				272,486.00	139,361.83	(133,124.17)	139,361.83	139,361.83	

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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	
	AMORY STREET								
2-45	A&E FOR 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-45	UNDERGROUND STORAGE TANK	143001 966000		0.00	16,565.92	16,565.92	16,565.92	16,565.92	Work completed
2-45	BUILDING EXTERIOR	146014 000000		98,100.00	0.00	(98,100.00)	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		113,974.43	9,582.11	(104,392.32)	0.00	0.00	
2-45	NON DWELLING CONSTRUCTION	147001 000000		178,560.00	0.00	(178,560.00)	0.00	0.00	
2-45	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,100.00	1,100.00	550.00	550.00	Work completed
				416,334.43	27,248.03	(389,086.40)	17,115.92	17,115.92	

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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	ARCH & ENG	143001 000000		0.00	2,273.64	2,273.64	2,273.64	0.00	Work completed
				0.00	2,273.64	2,273.64	2,273.64	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	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		3,465.00	8,365.00	4,900.00	8,365.00	3,172.50	Work completed
2-49	A&E FOR 504 COMPLIANCE	143001 812000		22,375.00	5,922.41	(16,452.59)	5,922.41	4,122.41	Work in construction
2-49	BUILDING EXTERIOR	146014 000000		61,321.53	0.00	(61,321.53)	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		70,000.00	102.50	(69,897.50)	102.50	102.50	Work completed
2-49	ELEVATORS	146021 760000		0.00	10,857.60	10,857.60	10,857.60	10,857.60	Work completed
				157,161.53	25,247.51	(131,914.02)	25,247.51	18,255.01	

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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	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		0.00	4,278.90	4,278.90	4,278.90	4,278.90	Work completed
2-50	BUILDING EXTERIOR	146014 000000		45,310.00	0.00	(45,310.00)	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		52,609.00	33,272.81	(19,336.19)	33,272.81	33,272.81	Work completed
2-50	NON DWELLING	147001 000000		19,000.00	6,950.00	(12,050.00)	6,950.00	6,950.00	Work completed
2-50	RELOCATION FOR 504	149501 812000		0.00	50.00	50.00	50.00	50.00	Work completed
				116,919.00	44,551.71	(72,367.29)	44,551.71	44,551.71	

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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	0.00	(163,500.00)	0.00	0.00	
				163,500.00	0.00	(163,500.00)	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	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		1,950.00	1,850.00	(100.00)	1,850.00	1,750.00	Work in construction
2-52	CONSULTANTS	143001 743001		0.00	12,500.00	12,500.00	12,500.00	6,252.63	Work completed
2-52	A&E FOR 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-52	SITE GROUNDS	145011 000000		0.00	8,228.87	8,228.87	8,228.87	2,086.87	Work completed
2-52	BUILDING EXTERIOR	146014 000000		283,256.96	9,127.00	(274,129.96)	9,127.00	500.00	Work completed
2-52	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-52	NON DWELLING	147001 000000		165,360.00	82,751.11	(82,608.89)	82,751.11	78,835.63	Work completed
				476,266.96	114,456.98	(361,809.98)	114,456.98	89,425.13	

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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	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		14,770.52	6,528.45	(8,242.07)	6,528.45	4,077.10	Work in construction
2-53	504 COMPLIANCE	146021 812000		159,787.79	0.00	(159,787.79)	0.00	0.00	
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				174,558.31	6,528.45	(168,029.86)	6,528.45	4,077.10	

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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	ARCH & ENG	143001 000000		6,147.81	4,465.75	(1,682.06)	4,465.75	552.00	Work in construction
2-54	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-54	WINDOWS AND SCREENS	146014 975000		8,004.08	0.00	(8,004.08)	0.00	0.00	
2-54	ELEVATORS	146021 760000		102,160.00	0.00	(102,160.00)	0.00	0.00	
2-54	NON DWELLING	147001 000000		41,512.96	0.00	(41,512.96)	0.00	0.00	
2-54	RELOCATION FOR 504	149501 812000		1,031.00	1,313.00	282.00	1,313.00	1,313.00	Work completed
				158,855.85	7,557.50	(151,298.35)	7,557.50	3,643.75	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	EVANS STREET								
2-55	RELOCATION	149501 000000		1,262.00	6,840.00	5,578.00	6,840.00	6,840.00	
				1,262.00	6,840.00	5,578.00	6,840.00	6,840.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL I								
2-56	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 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	8,448.02	3,253.02	8,448.02	7,630.62	Work in construction
2-57	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-57	BUILDING EXTERIOR	146014 000000		0.00	1,212.20	1,212.20	1,212.20	0.00	
2-57	WINDOWS AND SCREENS	146014 975000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-57	FIRE PROTECTION	146020 000000		28,200.00	16,174.76	(12,025.24)	16,174.76	16,174.76	Work completed
2-57	504 COMPLIANCE	149021 812000		371,196.00	0.00	(371,196.00)	0.00	0.00	
2-57	NON DWELLING	147001 000000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-57	RELOCATION FOR 504	149501 812000		1,459.00	1,230.00	(229.00)	1,230.00	1,230.00	Work completed
				496,050.00	28,843.73	(467,206.27)	28,843.73	26,814.13	

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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	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		23,945.10	33,134.82	9,189.72	33,134.82	24,114.82	Work in construction
2-58	BUILDING ENVELOPE	143001 712000		0.00	1,000.00	1,000.00	1,000.00	0.00	
2-58	CONSULTANTS	143001 741000		8,251.81	5,292.89	(2,958.92)	5,292.89	5,292.89	Work completed
2-58	SMOKE DETECTORS	143001 940000		0.00	3,210.00	3,210.00	3,210.00	0.00	Work in construction
2-58	BUILDING EXTERIOR	146014 000000		52,105.00	50,725.18	(1,379.82)	50,725.18	45,683.18	Work in construction
2-58	FIRE PROTECTION	146020 000000		1,402.94	2,782.76	1,379.82	2,782.76	2,782.76	Work completed
2-58	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-58	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
2-58	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	963.00	963.00	963.00	963.00	Work completed
				86,204.85	97,108.65	10,903.80	97,108.65	78,836.65	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	ENVIRONMENTAL HAZARD	143001 838000		0.00	3,950.00	3,950.00	3,950.00	0.00	Work completed
2-59	DWELLING CONSTRUCTION	146001 000000		0.00	760.00	760.00	760.00	0.00	
				0.00	4,710.00	4,710.00	4,710.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-61	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-61	HVAC	146016 000000		26,938.00	41,013.00	14,075.00	29,263.00	29,263.00	Work completed
2-61	504 COMPLIANCE	146021 812000		0.00	3,840.00	3,840.00	3,840.00	3,840.00	Work completed
				52,638.00	44,853.00	(7,785.00)	33,103.00	33,103.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-62	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-62	SITE GROUNDS	145011 000000		7,558.67	0.00	(7,558.67)	0.00	0.00	
2-62	BUILDING EXTERIOR	146014 000000		51,191.12	0.00	(51,191.12)	0.00	0.00	
2-62	DOORS	146014 750000		138,053.00	68,662.98	(69,390.02)	68,662.98	68,662.98	Work completed
2-62	504 COMPLIANCE	146021 812000		69,069.00	25,800.00	(43,269.00)	25,800.00	0.00	Work in construction
2-62	NON DWELLING	147001 000000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-62	RELOCATION FOR 504	149501 812000		2,020.00	2,076.75	56.75	2,076.75	2,076.75	Work completed
				327,891.79	98,318.48	(229,573.31)	98,318.48	72,518.48	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	WATERPROOFING	146014 970000		0.00	501.00	501.00	501.00	501.00	Work completed
2-70	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	18,780.30	Work completed
2-70	RELOCATION FOR 504	149501 812000		0.00	500.00	500.00	500.00	0.00	Work completed
				40,000.00	36,001.00	(3,999.00)	36,001.00	19,281.30	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		6,793.00	0.00	(6,793.00)	0.00	0.00	
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	0.00	(10,000.00)	0.00	0.00	
2-71	NON DWELLING	147001 000000		4,149.44	1,171.95	(2,977.49)	1,171.95	1,171.95	Work completed
				20,942.44	1,171.95	(19,770.49)	1,171.95	1,171.95	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROSLYN APARTMENTS								
2-72	ARCH & ENG	143001 000000		920.00	4,201.47	3,281.47	4,201.47	920.00	Work completed
2-72	FURNACE & BOILERS	146016 785000		216,448.00	161,333.50	(55,114.50)	161,333.50	161,333.50	Work completed
2-72	FIRE PROTECTION	146020 000000		14,293.26	0.00	(14,293.26)	0.00	0.00	
2-72	NON DWELLING	147001 000000		5,000.00	1,825.00	(3,175.00)	1,825.00	1,825.00	Work completed
				236,661.26	167,359.97	(69,301.29)	167,359.97	164,078.50	

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-P002-501-02 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	SMOKE DETECTORS	143001 940000		0.00	3,210.00	3,210.00	3,210.00	0.00	Work in construction
2-74	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-74	RELOCATION	149501 000000		3,277.77	0.00	(3,277.77)	0.00	0.00	
				3,777.77	3,210.00	(567.77)	3,210.00	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	ARCH & ENG	143001 000000		0.00	3,176.67	3,176.67	3,176.67	3,176.67	Work completed
2-77	FIRE PROTECTION	146020 000000		783.55	0.00	(783.55)	0.00	0.00	
				783.55	3,176.67	2,393.12	3,176.67	3,176.67	

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		87,942.61	39,772.00	(48,170.61)	39,772.00	16,105.00	Work in construction
2-82	BUILDING ENVELOPE	143001 712000		0.00	2,098.00	2,098.00	2,098.00	0.00	Work in construction
2-82	CONSULTANTS	143001 741000		7,032.46	14,497.47	7,465.01	14,497.47	14,497.47	Work completed
2-82	A&E 504 COMPLIANCE	143001 812000		1,970.10	5,427.90	3,457.80	5,427.90	5,427.90	Work completed
2-82	UNDERGROUND STORAGE	145011 966000		4,207.16	0.00	(4,207.16)	0.00	0.00	
2-82	BUILDING EXTERIOR	146014 000000		36,689.61	182,000.58	145,310.97	182,000.58	182,000.58	Work completed
2-82	HVAC	146016 000000		61,382.50	48,547.50	(12,835.00)	48,547.50	48,547.50	Work completed
2-82	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-82	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	5,861.00	5,861.00	5,861.00	5,861.00	Work completed
				205,724.44	298,204.45	92,480.01	298,204.45	272,439.45	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 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	5,844.67	844.67	5,844.67	457.81	Work completed
2-83	HVAC	146016 000000		21,099.00	22,849.00	1,750.00	22,849.00	22,849.00	Work completed
2-83	FIRE PROTECTION	146020 000000		17,481.05	0.00	(17,481.05)	0.00	0.00	
				43,580.05	28,693.67	(14,886.38)	28,693.67	23,306.81	

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								
2-89	ARCH & ENG	143001 000000		157,354.00	153,360.00	(3,994.00)	153,360.00	30,384.00	Work in construction
2-89	BUILDING ENVELOPE	143001 712000		0.00	132,301.93	132,301.93	132,301.93	0.00	Work in construction
2-89	CONSULTANTS	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-89	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-89	UNDERGROUND STORAGE	143001 966000		9,539.00	13,664.64	4,125.64	13,664.64	0.00	Work in construction
2-89	UNDERGROUND STORAGE	145011 966000		0.00	67,464.00	67,464.00	67,464.00	0.00	Work in construction
2-89	BUILDING EXTERIOR	146014 000000		0.00	298.20	298.20	298.20	298.20	Work completed
2-89	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-89	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-89	ROOFING	146018 000000		0.00	5,335.93	5,335.93	5,335.93	5,335.93	Work completed
2-89	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-89	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				199,093.00	372,424.70	173,331.70	372,424.70	36,018.13	

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								
2-90	ARCH & ENG	143001 000000		8,000.00	270.00	(7,730.00)	270.00	0.00	
2-90	BUILDING EXTERIOR	146014 000000		21,011.50	0.00	(21,011.50)	0.00	0.00	
2-90	HALLS	146021 810000		115,000.00	69,338.00	(45,662.00)	69,338.00	63,718.00	Work completed
2-90	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				144,011.50	69,608.00	(74,403.50)	69,608.00	63,718.00	

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								
2-93	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-93	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-93	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				500.00	0.00	(500.00)	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	
	155 NORTH HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		0.00	4,072.19	4,072.19	4,072.19	0.00	Work in construction
2-98	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-98	BUILDING EXTERIOR	146014 000000		25,035.00	0.00	(25,035.00)	0.00	0.00	
2-98	FIRE PROTECTION	146020 000000		46,369.00	9,838.25	(36,530.75)	8,018.19	8,018.19	Work completed
2-98	NON-DWELLING	147001 000000		33,434.67	0.00	(33,434.67)	0.00	0.00	
2-98	RELOCATION FOR 504	149501 812000		0.00	2,546.23	2,546.23	2,546.23	2,546.23	Work completed
				104,838.67	18,235.42	(86,603.25)	16,415.36	12,343.17	

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-P002-501-02 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	
	FREDERICK DOUGLASS								
2-126	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-126	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-126	FURNACE & BOILERS	146016 785000		4,950.00	0.00	(4,950.00)	0.00	0.00	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION	146020 000000		21,273.00	5,528.06	(15,744.94)	0.00	0.00	
2-126	RELOCATION FOR 504	149501 812000		3,972.00	6,113.48	2,141.48	6,113.48	6,113.48	Work completed
				30,195.00	13,420.29	(16,774.71)	7,892.23	7,892.23	

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	
	WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		3,176.63	1,049.50	(2,127.13)	1,049.50	390.00	Work completed
2-127	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-127	BUILDING EXTERIOR	146014 000000		59,950.00	0.00	(59,950.00)	0.00	0.00	
2-127	DOORS	146014 750000		7,627.00	0.00	(7,627.00)	0.00	0.00	
2-127	FIRE PROTECTION	146020 000000		80,455.00	37,067.38	(43,387.62)	28,506.86	28,394.84	Work in construction
2-127	504 COMPLIANCE	146021 812000		0.00	362,833.35	362,833.35	362,833.35	5,204.95	Work completed
2-127	NON-DWELLING	147001 000000		9,850.67	0.00	(9,850.67)	0.00	0.00	
2-127	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	550.00	550.00	550.00	550.00	Work completed
				161,059.30	403,278.98	242,219.68	394,718.46	36,318.54	

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
6/14/2005

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

___Original Annual Statement
____Performance and Evaluation Report
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
_X_Revised Annual Statement
#1

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)	5,155,039	5,155,039	-	-
3	1408 Management Improvements Soft Costs	2,115,289	2,115,289	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	2,552,520	2,552,520	-	-
5	1411 Audit	25,000	25,000	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	854,000	854,000		
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	100,000	100,000	-	-
10	1460 Dwelling Structures	14,034,500	10,207,500	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	523,317	523,317	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	134,500	134,500	-	-
18	1499 Development Activities*	-	3,500,000	-	-
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	281,030	608,030	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	25,775,195	25,775,195	-	-
21	Amount of line 20 Related to LBP Testing	140,000	140,000	-	-
22	Amount of line 20 Related to Section 504 Compliance	10,077,438	8,762,438	-	-
23	Amount of line 20 Related to Security Soft Costs	745,702	745,702	-	-
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 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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		5,155,039	5,155,039	-			
2-00	AUTHORITY WIDE-MIP FUNDS	1408		-	-	-	-	-	
2-00	MIS	1408		266,312	266,312	-	-	-	
2-00	PUBLIC SAFETY	1408		745,702	745,702	-	-	-	
2-00	STAFF TRAINING	1408		-	-	-	-	-	
2-00	INTERNAL AUDIT	1408		-	-	-	-	-	
2-00	ELDERLY SERVICES	1408		411,669	411,669	-	-	-	
2-00	OCCUPANCY	1408		189,423	189,423	-	-	-	
2-00	FAMILY SERVICES	1408		-	-	-	-	-	
2-00	COMMUNITY SERVICES	1408		269,612	269,612	-	-	-	
2-00	GRIEVANCE PANEL	1408		69,208	69,208	-	-	-	
2-00	RISK MANAGEMENT	1408		111,810	111,810	-	-	-	
2-00	RENT COLLECTION	1408		51,553	51,553	-	-	-	
2-00	VACANCY REHAB	1408		-	-	-	-	-	
2-00	YOUTH SERVICES	1408		-	-	-	-	-	
2-00	ADMINISTRATIVE	1410		2,552,520	2,552,520	-	-	-	
2-00	AUDIT	1411		25,000	25,000	-	-	-	
2-00	ARCH / ENG	1430		100,000	100,000	-	-	-	
2-00	ARCH / ENG (Lead)	1430		50,000	50,000	-	-	-	
2-00	CONSULTANTS	1430		182,562	182,562	-			
2-00	CONSULTANTS(504 Compliance)	1430		207,438	207,438	-			
2-00	CONSULTANTS(Development)	1430		200,000	200,000	-			
2-00	UNDERGROUND STORAGE	1450		100,000	100,000	-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		80,000	80,000	-	-	-	
2-00	VACANT UNIT REHAB	1460		-	-	-	-	-	
2-00	OFFICE EQUIPMENT	1475		23,692	23,692	-	-	-	
2-00	COMPUTERS	1475		99,625	99,625	-	-	-	
2-00	COMP UPGRADE	1475		350,000	350,000	-	-	-	
2-00	VEHICLES	1475		50,000	50,000	-	-	-	
2-00	RELOCATION	1495		72,000	72,000	-	-	-	
2-00	RELOCATION(Lead)	1495		10,000	10,000	-	-	-	
2-00	RELOCATION(504 Compliance)	1495		52,500	52,500	-	-	-	
2-00	CONTINGENCY	1502		281,030	608,030	327,000	-	-	
2-00	504 CONTINGENCY	1502		-	-	-			
				11,706,695	12,033,695	327,000	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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				-	-	-	-	-	
				-	-	-	-	-	

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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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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				-	-				
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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				-	-				
				-	-	-	-	-	

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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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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				-	-				
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	Unit Rehab	1460		800,000	800,000	-	-	-	
				800,000	800,000	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	ROOFS	1460		2,512,000	-	(2,512,000)			
2-09	504 COMPLIANCE(Units)	1460		1,200,000	-	(1,200,000)			
2-09	504 COMPLIANCE(Common Areas)	1460		115,000	-	(115,000)			
2-09	DEVELOPMENT	1499		-	3,500,000	3,500,000			
				3,827,000	3,500,000	(327,000)	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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

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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	
OLD COLONY									
2-24						-	-	-	
				-	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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

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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	
ANAPOLIS									
2-27						-	-	-	
				-	-	-	-	-	

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

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	504 COMPLIANCE	1460		75,000	75,000	-	-	-	
				75,000	75,000	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FOLEY APARTMENTS								
2-30	A/E	1430		27,000	27,000	-	-	-	
2-30	504 COMPLIANCE	1460		525,000	525,000	-	-	-	
				552,000	552,000	-	-	-	

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

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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		16,500	16,500	-	-	-	
				16,500	16,500	-	-	-	

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

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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						-	-	-	
				-	-	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	504 COMPLIANCE	1460		605,000	605,000	-	-	-	
				605,000	605,000	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	504 COMPLIANCE	1460		33,000	33,000	-	-	-	
				33,000	33,000	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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		376,500	376,500	-	-	-	
				376,500	376,500	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	1430		20,000	20,000				
2-45	504 COMPLIANCE	1460		500,000	500,000	-	-	-	
				520,000	520,000	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	504 COMPLIANCE	1460		150,000	150,000	-	-	-	
				150,000	150,000	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	A/E	1430		32,000	32,000	-	-	-	
2-49	504 COMPLIANCE	1460		700,000	700,000	-	-	-	
				732,000	732,000	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	504 COMPLIANCE	1460		810,000	810,000	-	-	-	
				810,000	810,000	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	1430		7,000	7,000				
2-51	504 COMPLIANCE	1460		975,000	975,000	-	-	-	
				982,000	982,000	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	A/E	1430		7,000	7,000	-	-	-	
2-52	504 COMPLIANCE	1460		1,295,000	1,295,000	-	-	-	
				1,302,000	1,302,000	-	-	-	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	504 COMPLIANCE	1460		1,267,500	1,267,500	-	-	-	
				1,267,500	1,267,500	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
PASCIUCCO									
2-54				-	-	-	-	-	

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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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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				-	-	-	-	-	
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	A/E	1430		7,000	7,000	-	-	-	
				7,000	7,000	-	-	-	

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

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

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	504 COMPLIANCE	1460		44,000	44,000	-	-	-	
				44,000	44,000	-	-	-	

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

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

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	A/E	1430		7,000	7,000	-	-	-	
2-71	504 COMPLIANCE	1460		660,000	660,000				
				667,000	667,000	-	-	-	

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

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
BELLFLOWER									
2-77						-	-	-	
				-	-	-	-	-	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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		725,000	725,000	-	-	-	
				725,000	725,000	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	1430		7,000	7,000				
				7,000	7,000	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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(Units)	1460		320,000	320,000				
				320,000	320,000	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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	ELEVATORS	1460		100,000	100,000	-	-	-	
				100,000	100,000	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 6/14/2005
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-P002-501-05 Replacement Housing Factor Grant No:	FFY05

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						-	-	-	
				-	-	-	-	-	

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 9/30/04

___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 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds	6,654,724.00	6,654,724.00	6,654,724.00	6,654,724.00
2	1406 Operations (May not exceed 10% of line 19)	1,388,265.59	323,014.00	323,014.00	323,014.00
3	1408 Management Improvements Soft Costs	1,840,273.41	2,988,037.00	2,988,037.00	1,618,367.56
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,779,927.00	2,779,927.00	2,779,927.00	2,387,697.03
5	1411 Audit	25,000.00	25,000.00	25,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,986,558.88	1,878,799.52	1,876,897.02	598,483.75
8	1440 Site Acquisition				
9	1450 Site Improvement	932,960.36	910,016.52	910,016.52	345,497.52
10	1460 Dwelling Structures	15,891,930.65	16,443,465.63	$16,193,334.24	14,005,700.85
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	970,867.74	384,922.34	384,922.34	248,840.36
13	1475 Nondwelling Equipment	231,895.88	231,895.88	231,895.88	228,947.89
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	299,712.49	382,314.11	349,021.60	337,845.70
18	1499 Development Activities*	1,701,881.00	1,701,881.00	1,701,881.00	0.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)			0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	28,049,273.00	28,049,273.00	27,763,946.60	20,094,394.66
21	Amount of line 20 Related to LPB Testing	677,250.56	585,649.53	552,947.52	369,789.44
22	Amount of line 20 Related to Section 504 Compliance	1,826,892.97	1,196,237.14	1,195,048.89	469,297.95
23	Amount of line 20 Related to Security Soft Costs	0.00	1,065,252.59	77,201.92	77,201.92
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 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	323,014.00	1.00	323,014.00	323,014.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		0.00	10,211.96	10,211.96	10,211.96	0.00	
2-00	MIS	140800 410000		244,550.63	327,061.63	82,511.00	327,061.63	249,110.63	
2-00	PUBLIC SAFETY	140800 412000		1,065,252.59	1,065,180.53	(72.06)	1,065,180.53	77,129.86	
2-00	ELDERLY SERVICES	140800 421000		419,429.00	386,381.05	(33,047.95)	386,381.05	230,493.62	
2-00	OCCUPANCY	140800 427000		296,246.00	296,246.00	0.00	296,246.00	286,719.01	
2-00	COMMUNITY SERVICES	140800 768000		568,235.84	571,774.71	3,538.87	571,774.71	443,805.38	
2-00	GRIEVANCE PANEL	140800 807000		83,130.98	94,613.32	11,482.34	94,613.32	94,613.32	
2-00	RISK MANAGEMENT	140800 899000		151,494.00	152,282.60	788.60	152,282.60	152,282.60	
2-00	RENT COLLECTION	140800 901000		77,186.96	84,213.14	7,026.18	84,213.14	84,213.14	
2-00	VACANCY REHAB	140800 967000		0.00	72.06	72.06	72.06	0.00	
2-00	ADMINISTRATIVE	141001 000000		1,981,327.58	1,610,137.99	(371,189.59)	1,610,137.99	1,378,627.60	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		173,755.28	366,627.91	192,872.63	366,627.91	366,627.91	
2-00	LEGAL EXPENSE	141004 000000		0.00	5,000.00	5,000.00	5,000.00	1,720.00	
2-00	WORKERS COMPENSATION	141009 001000		100,266.53	146,727.32	46,460.79	146,727.32	146,727.32	
2-00	GROUP INSURANCE	141009 002000		230,000.00	241,742.02	11,742.02	241,742.02	228,049.83	
2-00	RETIREMENT	141009 003000		201,000.00	201,000.00	0.00	201,000.00	163,011.60	
2-00	UNEMPLOYMENT	141009 004000		10,000.00	10,000.00	0.00	10,000.00	4,739.23	
2-00	TRAVEL	141001 000101		296.86	1,421.61	1,124.75	1,421.61	1,421.61	
2-00	TELEPHONE 10	141016 000000		12,680.00	12,864.55	184.55	12,864.55	11,742.33	
2-00	SUNDRY ADMINISTRATION	141019 000000		19,500.00	30,334.11	10,834.11	30,334.11	26,510.47	
2-00	TELEPHONE	141019 000102		0.00	9,012.08	9,012.08	9,012.08	9,012.08	
2-00	OFFICE SUPPLIES	141019 000103		0.00	4,500.00	4,500.00	4,500.00	3,164.40	
2-00	CONSULTANTS 10	141019 000105		0.00	88,068.75	88,068.75	88,068.75	0.00	
2-00	OFFICE RENTAL EQUIPMENT	141019 000108		0.00	315.00	315.00	315.00	315.00	
2-00	ADVERTISING	141019 000110		50,000.00	50,000.00	0.00	50,000.00	44,851.99	
2-00	PUBLICATIONS	141019 000111		1,100.75	1,175.66	74.91	1,175.66	1,175.66	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	25,000.00	0.00	
2-00	ARCH & ENG	143001 000000		39,498.00	0.00	(39,498.00)	0.00	0.00	
2-00	CONSULTANTS	143001 741000		87.24	87.24	0.00	87.24	87.24	Work completed
2-00	A&E 504 COMPLIANCE	143001 812000		21,797.00	9,199.00	(12,598.00)	9,199.00	8,674.00	Work in construction
2-00	LEAD PAINT ABATEMENT 30	143001 837000		0.00	121,864.54	121,864.54	121,864.54	6,055.89	Work in construction
2-00	ENVIRONMENTAL HAZARD	143001 838000		0.00	20,004.36	20,004.36	20,004.36	0.00	Work in construction
2-00	SMOKE DETECTORS 30	143001 940000		0.00	3,732.00	3,732.00	3,732.00	0.00	Work in construction
2-00	UNDERGROUND STORAGE 30	143001 966000		0.00	23,780.43	23,780.43	21,877.93	787.50	Work in construction
2-00	UNDERGROUND STORAGE 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-00	CAULKING & POINTING	146014 725000		0.00	9,373.11	9,373.11	0.00	0.00	
2-00	HVAC	146016 000000		0.00	91,953.34	91,953.34	91,953.34	0.00	Work in construction
2-00	SMOKE DETECTORS 60	146020 940000		0.00	1,646.67	1,646.67	1,646.67	0.00	Work in construction
2-00	504 COMPLIANCE	146021 812000		57,500.00	39,163.25	(18,336.75)	38,525.00	0.00	Work in construction
2-00	LEAD PAINT ABATEMENT	146021 837000		500,000.00	67,889.43	(432,110.57)	67,889.43	29,870.00	Work in construction
2-00	ENVIRONMENTAL HAZARD 60	146021 838000		0.00	48,623.38	48,623.38	48,623.38	0.00	Work in construction

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	UNIT REHAB	146021 967000		259,063.20	0.00	(259,063.20)	0.00	0.00	
2-00	NON DWELLING CONSTRUCTION	147001 000000		0.00	2,255.00	2,255.00	2,255.00	1,920.80	Work in construction
2-00	OFFICE EQUIPMENT	147501 000000		31,172.00	0.00	(31,172.00)	0.00	0.00	
2-00	COMPUTERS	147501 742000		174,180.00	115,495.18	(58,684.82)	115,495.18	115,367.48	Work completed
2-00	TELEPHONE 75	147501 959000		0.00	52,389.70	52,389.70	52,389.70	49,569.41	
2-00	MAINTENANCE EQUIPMENT	147502 000000		0.00	15,750.00	15,750.00	15,750.00	15,750.00	
2-00	VEHICLES	147507 000000		26,543.88	48,261.00	21,717.12	48,261.00	48,261.00	
2-00	RELOCATION	149501 000000		18,053.16	104,663.47	86,610.31	104,663.47	95,853.57	
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000		137,521.56	110,033.05	(27,488.51)	110,033.05	109,934.05	
2-00	RELOCATION FOR LEAD PAINT	149501 837000		0.00	14,499.50	14,499.50	0.00	0.00	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				7,298,882.04	7,015,641.65	(283,240.39)	6,989,228.29	4,811,209.53	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 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		4,934.96	21,319.43	16,384.47	21,319.43	0.00	Work in construction
2-01	CONSULTANTS	143001 741000		0.00	2,383.62	2,383.62	2,383.62	2,383.62	Work completed
2-01	A&E 504 COMPLIANCE	143001 812000		42,559.00	514.80	(42,044.20)	514.80	514.80	Work completed
2-01	A&E LEAD PAINT	143001 837000		80,000.00	22,139.00	(57,861.00)	22,139.00	21,809.00	Work completed
2-01	BUILDING EXTERIOR	146014 000000		70,737.60	78,195.60	7,458.00	78,195.60	77,364.60	Work completed
2-01	HVAC	146016 000000		1,557.50	1,557.50	0.00	1,557.50	1,557.50	Work completed
2-01	504 COMPLIANCE	146021 812000		36,375.90	18,975.00	(17,400.90)	18,975.00	18,975.00	Work completed
2-01	LEAD PAINT ABATEMENT	146021 837000		500.00	163,511.34	163,011.34	163,511.34	163,511.34	Work completed
2-01	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	18,780.28	Work in construction
2-01	RELOCATION	149501 000000		10,400.00	1,629.50	(8,770.50)	1,589.00	1,589.00	Work in construction
2-01	RELOCATION FOR 504	149501 812000		40,500.00	26,130.69	(14,369.31)	26,130.69	26,130.69	Work completed
2-01	RELOCATION FOR LEAD PAINT	149501 837000		0.00	33,471.50	33,471.50	15,268.99	15,268.99	Work in construction
				327,564.96	404,827.98	77,263.02	386,584.97	347,884.82	

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	
	MISSION								
2-03				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	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		0.00	92,019.92	92,019.92	92,019.92	4,328.88	Work in construction
2-04	CONSULTANTS	143001 741000		7,760.53	17,692.83	9,932.30	17,692.83	17,692.83	Work completed
2-04	A&E 504 COMPLIANCE	143001 812000		19,578.88	7,176.77	(12,402.11)	7,176.77	7,176.77	Work completed
2-04	SEWERS	143001 929000		0.00	1,680.50	1,680.50	1,680.50	0.00	Work in construction
2-04	UNDERGROUND STORAGE TANK	143001 966000		101,739.00	9,539.00	(92,200.00)	9,539.00	4,614.86	Work in construction
2-04	SITE IMPROVEMENTS	145001 000000		0.00	0.00	0.00	0.00	0.00	
2-04	UNDERGROUND STORAGE TANK	145011 966000		0.00	26,236.00	26,236.00	26,236.00	0.00	Work in construction
2-04	ELECTRICAL	146015 000000		25,000.00	257,210.47	232,210.47	250,250.47	229,380.47	Work in construction
2-04	HVAC	146016 000000		63,868.73	44,788.05	(19,080.68)	44,788.05	44,788.05	Work completed
2-04	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-04	SEWERS	146021 929000		119,192.53	0.00	(119,192.53)	0.00	0.00	
2-04	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	19,819.28	Work in construction
2-04	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-04	RELOCATION FOR 504	149501 812000		2,962.00	16,301.94	13,339.94	16,301.94	16,301.94	Work completed
				386,601.67	507,645.48	121,043.81	500,685.48	344,103.08	

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	
	ORCHARD PARK								
2-05				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	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		92,819.64	104,571.89	11,752.25	104,571.89	47,498.95	
2-06	CONSULTANTS	143001 741000		8,032.76	8,032.76	0.00	8,032.76	8,032.76	Work completed
2-06	A&E 504 COMPLIANCE	143001 812000		109,800.00	109,800.00	0.00	109,800.00	67,094.46	Work in construction
2-06	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-06	BUILDING EXTERIOR	146014 000000		0.00	245,385.50	245,385.50	245,385.50	230,703.50	Work completed
2-06	ELECTRICAL	146015 000000		0.00	19,603.41	19,603.41	16,397.65	16,397.65	Work completed
2-06	HVAC	146016 000000		461,157.02	301,015.04	(160,141.98)	301,015.04	301,015.04	Work completed
2-06	FIRE PROTECTION	146020 000000		303.88	207,486.66	207,182.78	207,486.66	48,236.66	Work in construction
2-06	ELEVATORS	146021 760000		0.00	40,876.93	40,876.93	40,876.93	36,487.54	Work in construction
2-06	504 COMPLIANCE	146021 812000		34,170.00	52.50	(34,117.50)	52.50	52.50	Work completed
2-06	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-06	UNIT REHAB	146021 967000		2,451,328.00	2,879,228.00	427,900.00	2,879,228.00	2,867,980.88	Work completed
2-06	NON DWELLING	147001 000000		110,000.00	49,277.44	(60,722.56)	49,277.44	23,332.72	Work in construction
2-06	RELOCATION	149501 000000		7,000.00	646.00	(6,354.00)	646.00	646.00	Work completed
				3,275,111.30	3,965,976.13	690,864.83	3,962,770.37	3,647,478.66	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	TELEPHONE 10	141016 000000		0.00	1,000.00	1,000.00	1,000.00	0.00	
2-07	ARCH & ENG	143001 000000		20,250.00	33,411.75	13,161.75	33,411.75	2,990.00	Work in construction
2-07	CONSULTANTS	143001 741000		7,504.97	40,899.97	33,395.00	40,899.97	40,899.97	Work completed
2-07	A&E 504 COMPLIANCE	143001 812000		3,677.75	1,809.30	(1,868.45)	1,809.30	1,809.30	Work completed
2-07	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,245.00	1,245.00	1,245.00	1,245.00	Work completed
2-07	SITE GROUNDS	145001 000000		858,682.00	792,280.80	(66,401.20)	792,280.80	327,603.80	Work in construction
2-07	UNDERGROUND STORAGE TANK	145011 966000		10,746.40	0.00	(10,746.40)	0.00	0.00	
2-07	DWELLING CONSTRUCTION	146001 000000		1,067,217.00	1,544,127.91	476,910.91	1,373,867.36	676,499.00	Work in construction
2-07	BUILDING EXTERIOR	146014 000000		865,000.00	865,000.00	0.00	865,000.00	809,460.00	Work in construction
2-07	HVAC	146016 000000		591,020.00	592,020.00	1,000.00	592,020.00	439,750.00	Work in construction
2-07	ROOFS	146018 000000		356,000.00	356,000.00	0.00	356,000.00	308,756.00	Work in construction
2-07	BASEMENT/CELLARS	146019 704000		1,259,000.00	678,294.64	(580,705.36)	676,614.14	676,614.14	Work completed
2-07	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-07	HALLS	146021 810000		328,738.66	323,898.88	(4,839.78)	323,898.88	323,898.88	Work completed
2-07	504 COMPLIANCE	146021 812000		360,000.00	360,000.00	0.00	360,000.00	103,599.00	Work in construction
2-07	LEAD PAINT ABATEMENT	146021 837000		75,500.00	85,064.00	9,564.00	85,064.00	56,064.00	Work in construction
2-07	RELOCATION	149501 000000		7,000.00	539.00	(6,461.00)	539.00	539.00	Work completed
				5,810,336.78	5,675,591.25	(134,745.53)	5,503,650.20	3,769,728.09	

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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	
	MAVERICK								
2-08	TELEPHONE	141019 000102		0.00	0.00	0.00	0.00	0.00	
2-08	ARCH & ENG	143001 000000		0.00	20,964.83	20,964.83	20,964.83	0.00	Work in construction
2-08	EXTRA ARCH FEES	143002 000000		0.00	82,835.00	82,835.00	82,835.00	0.00	Work in construction
2-08	DEVELOPMENT ACTIVITY	1499		1,701,881.00	1,701,881.00	0.00	1,701,881.00	0.00	Work in construction
				1,701,881.00	1,805,680.83	103,799.83	1,805,680.83	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	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		162,750.00	181,163.37	18,413.37	181,163.37	15,520.00	Work in construction
2-09	CONSULTANTS	143001 741000		300,000.00	0.00	(300,000.00)	0.00	0.00	
2-09	A&E 504 COMPLIANCE	143001 812000		46,860.00	0.00	(46,860.00)	0.00	0.00	
2-09	UNDERGROUND STORAGE TANK	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-09	UNDERGROUND STORAGE TANK	145011 966000		14,240.15	0.00	(14,240.15)	0.00	0.00	
2-09	HVAC	146016 000000		86,982.50	1,382.50	(85,600.00)	1,382.50	1,382.50	Work completed
2-09	ROOFING	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-09	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-09	NON DWELLING	147001 000000		40,000.00	46,319.84	6,319.84	46,319.84	29,692.82	Work in construction
2-09	RELOCATION	149501 000000		6,000.00	785.00	(5,215.00)	785.00	785.00	Work completed
2-09	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	3,168.00	3,168.00	3,168.00	1,401.00	Construction to begin spring 2005
				657,332.65	232,818.71	(424,513.94)	232,818.71	48,781.32	

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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	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		61,974.00	12,509.00	(49,465.00)	12,509.00	0.00	Work in construction
2-11	CONSULTANTS	143001 741000		1,020.01	1,020.01	0.00	1,020.01	1,020.01	Work completed
2-11	A&E 504 COMPLIANCE	143001 812000		12,170.00	3,987.10	(8,182.90)	3,987.10	3,987.10	Work completed
2-11	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-11	ROOFING	146018 000000		8,019.95	0.00	(8,019.95)	0.00	0.00	
2-11	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-11	NON DWELLING	147001 000000		50,000.00	44,500.00	(5,500.00)	44,500.00	18,780.28	Work in construction
2-11	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				139,683.96	62,016.11	(77,667.85)	62,016.11	23,787.39	

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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		975.00	108,844.66	107,869.66	108,844.66	0.00	Construction to begin spring 2005
2-13	CONSULTANTS	143001 741000		3,660.44	33,331.18	29,670.74	33,331.18	33,331.18	Work completed
2-13	A&E 504 COMPLIANCE	143001 812000		43,199.56	0.00	(43,199.56)	0.00	0.00	
2-13	ENVIRONMENTAL HAZARD	143001 838000		0.00	10,189.85	10,189.85	10,189.85	0.00	Work in construction
2-13	UNDERGROUND STORAGE TANK	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-13	ELECTRICAL	146015 000000		24,682.65	272,805.50	248,122.85	266,159.59	188,709.59	Work in construction
2-13	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-13	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-13	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-13	RELOCATION	149501 000000		6,720.00	1,014.40	(5,705.60)	1,014.40	1,014.40	Work completed
				79,737.65	426,185.59	346,447.94	419,539.68	223,055.17	

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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		24,492.00	0.00	(24,492.00)	0.00	0.00	
2-14	BUILDING ENVELOPE	143001 712000		0.00	2,190.28	2,190.28	2,190.28	0.00	Project rescheduled
2-14	A&E 504 COMPLIANCE	143001 812000		12,271.20	4,784.52	(7,486.68)	4,784.52	4,784.52	Work completed
2-14	UNDERGROUND STORAGE TANK	143001 966000		0.00	10,400.00	10,400.00	10,400.00	10,400.00	Work completed
2-14	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-14	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(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	0.00	(6,000.00)	0.00	0.00	
2-14	RELOCATION FOR 504	149501 812000		556.00	13,174.50	12,618.50	13,174.50	13,174.50	Work completed
				43,819.20	30,549.30	(13,269.90)	30,549.30	28,359.02	

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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		89,543.86	29,500.75	(60,043.11)	29,500.75	8,396.00	Work in construction
2-19	CONSULTANTS	143001 741000		5,006.60	6,024.37	1,017.77	6,024.37	6,024.37	Work completed
2-19	A&E 504 COMPLIANCE	143001 812000		29,814.01	7,840.30	(21,973.71)	7,840.30	7,840.30	Work completed
2-19	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,245.00	1,245.00	1,245.00	1,245.00	Work completed
2-19	UNDERGROUND STORAGE TANK	145011 966000		28,480.30	0.00	(28,480.30)	0.00	0.00	
2-19	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-19	ROOFING	146018 000000		0.00	15,744.07	15,744.07	15,744.07	15,744.07	Work completed
2-19	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-19	HALLS	146021 810000		615,681.48	590,272.62	(25,408.86)	590,272.62	590,272.62	Work completed
2-19	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-19	RELOCATION	149501 000000		7,000.00	0.00	(7,000.00)	0.00	0.00	
2-19	RELOCATION FOR 504	149501 812000		428.00	18,235.10	17,807.10	18,235.10	18,235.10	Work completed
				776,454.25	668,862.21	(107,592.04)	668,862.21	647,757.46	

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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		17,050.00	57,426.14	40,376.14	57,426.14	1,000.00	Work in construction
2-23	CONSULTANTS	143001 741000		5,543.39	47,199.06	41,655.67	47,199.06	47,199.06	Work completed
2-23	A&E 504 COMPLIANCE	143001 812000		1,266.61	2,230.80	964.19	2,230.80	2,230.80	Work completed
2-23	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-23	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-23	HVAC	146016 000000		528,327.00	827.00	(527,500.00)	827.00	827.00	Work completed
2-23	FIRE PROTECTION	146020 000000		0.00	6,470.20	6,470.20	6,470.20	6,470.20	Work completed
2-23	HALLS	146021 810000		1,717,197.91	1,646,139.20	(71,058.71)	1,637,908.20	1,637,908.20	Work completed
2-23	504 COMPLIANCE	146021 812000		0.00	1,000.00	1,000.00	1,000.00	1,000.00	Work completed
2-23	LEAD PAINT ABATEMENT	146021 837000		6,618.51	75,000.22	68,381.71	75,000.22	75,000.22	Work 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	2,140.00	(3,860.00)	2,140.00	2,140.00	Work completed
2-23	RELOCATION FOR 504	149501 812000		550.00	0.00	(550.00)	0.00	0.00	
				2,282,553.42	1,838,432.62	(444,120.80)	1,830,201.62	1,773,775.48	

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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		6,834.63	11,724.38	4,889.75	11,724.38	2,259.63	Work in construction
2-24	CONSULTANTS	143001 741000		3,933.15	21,013.78	17,080.63	21,013.78	21,013.78	Work completed
2-24	A&E 504 COMPLIANCE	143001 812000		455.61	1,544.40	1,088.79	1,544.40	1,544.40	Work completed
2-24	HVAC STUDY	143001 816000		0.00	500.00	500.00	500.00	0.00	Project rescheduled
2-24	ROOF SURVEY	143001 904000		0.00	6,675.00	6,675.00	6,675.00	0.00	Work completed
2-24	SMOKE DETECTORS	143001 940000		0.00	9,104.00	9,104.00	9,104.00	6,828.00	Work in construction
2-24	UNDERGROUND STORAGE TANK	143001 966000		24,282.00	24,282.00	0.00	24,282.00	7,016.12	Work in construction
2-24	UNDERGROUND STORAGE TANK	145011 966000		4,071.52	15,306.85	11,235.33	15,306.85	15,306.85	Work completed
2-24	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	Work completed
2-24	HVAC	146016 000000		19,337.60	464,838.63	445,501.03	464,838.63	464,838.63	Work completed
2-24	ROOFS	146018 000000		49,174.00	49,174.00	0.00	49,174.00	49,174.00	Work completed
2-24	BASEMENTS/CELLARS	146019 704000		0.00	1,277,806.47	0.00	1,277,806.47	1,277,806.47	Work completed
2-24	FIRE PROTECTION	146020 000000		27,826.00	12,158.00	(15,668.00)	12,158.00	12,158.00	Work completed
2-24	HALLS	146021 810000		171,938.48	153,789.30	(18,149.18)	153,789.30	153,789.30	Work completed
2-24	ASBESTOS REMOVAL	146021 830000		0.00	643,213.71	643,213.71	643,213.71	637,537.71	Work in construction
2-24	LEAD PAINT ABATEMENT	146021 837000		8,632.05	2,210.00	(6,422.05)	2,210.00	2,210.00	Work completed
2-24	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	19,079.30	Work in construction
2-24	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	3,169.00	3,169.00	3,169.00	3,169.00	Work completed
				362,485.04	2,731,509.52	1,091,218.01	2,731,509.52	2,673,731.19	

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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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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	SITE GROUNDS	145011 000000		0.00	500.00	500.00	500.00	500.00	Work completed
2-26	DOORS	146014 750000		63,948.35	18,576.66	(45,371.69)	18,576.66	18,576.66	Work completed
2-26	HVAC	146016 000000		0.00	1,378.85	1,378.85	1,378.85	0.00	
				63,948.35	20,455.51	(43,492.84)	20,455.51	19,076.66	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	DOORS	146014 750000		7,800.00	7,800.00	0.00	7,800.00	7,800.00	Work completed
				7,800.00	7,800.00	0.00	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	ARCH & ENG	143001 000000		0.00	330.50	330.50	330.50	0.00	
				0.00	330.50	330.50	330.50	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	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		7,200.00	106.90	(7,093.10)	106.90	106.90	Work completed
2-29	UNDERGROUND STORAGE TANK	143001 966000		0.00	8,958.75	8,958.75	8,958.75	8,958.75	Work completed
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		242,334.00	278,141.50	35,807.50	278,141.50	278,141.50	Work completed
2-29	FIRE PROTECTION	146020 000000		222.78	5,895.56	5,672.78	0.00	0.00	
2-29	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				249,756.78	293,102.71	43,345.93	287,207.15	287,207.15	

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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	
	FOLEY APARTMENTS								
2-30	ARCH & ENG	143001 000000		4,500.00	92.27	(4,407.73)	92.27	0.00	Work completed
2-30	BUILDING EXTERIOR	146014 000000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-30	HVAC	146016 000000		0.00	26,530.00	26,530.00	26,530.00	0.00	Work completed
2-30	ROOFING	146018 000000		0.00	13,160.00	13,160.00	13,160.00	9,465.00	Work completed
2-30	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				14,500.00	39,782.27	25,282.27	39,782.27	9,465.00	

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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	
	GROVELAND								
2-32	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-32	DOORS	146015 750000		68,387.00	58,279.15	(10,107.85)	58,279.15	58,279.15	Work completed
2-32	ROOFING	146018 000000		0.00	5,279.68	5,279.68	5,279.68	5,038.45	Work completed
2-32	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				68,387.00	63,558.83	(4,828.17)	63,558.83	63,317.60	

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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	1,469.00	1,469.00	1,469.00	0.00	
2-34	NON DWELLING	147001 000000		14,000.00	0.00	(14,000.00)	0.00	0.00	
				14,000.00	1,469.00	(12,531.00)	1,469.00	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		1,239.04	0.00	(1,239.04)	0.00	0.00	
2-35	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-35	DOORS	146014 750000		45,000.00	0.00	(45,000.00)	0.00	0.00	
2-35	ROOFING	146018 000000		0.00	23,943.81	23,943.81	23,943.81	23,943.81	Work completed
2-35	FIRE PROTECTION	146020 000000		0.00	500.00	500.00	500.00	500.00	Work completed
2-35	504 COMPLIANCE	146021 812000		0.00	8,250.00	8,250.00	8,250.00	8,250.00	Work completed
2-35	NON DWELLING	147001 000000		20,000.00	9,872.00	(10,128.00)	9,872.00	9,872.00	Work completed
				66,239.04	42,565.81	(23,673.23)	42,565.81	42,565.81	

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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	
	WEST NINTH STREET								
2-36	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
				25,700.00	0.00	(25,700.00)	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:	FFY02

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CARROLL APARTMENTS								
2-37	SITE GROUNDS	145011 000000		4,974.16	0.00	(4,974.16)	0.00	0.00	
2-37	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-37	ROOFING	146018 000000		0.00	1,225.00	1,225.00	1,225.00	1,225.00	Work completed
				4,974.16	1,225.00	(3,749.16)	1,225.00	1,225.00	

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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	
	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	762.61	762.61	762.61	0.00	
2-40	DOORS	146014 750000		111,659.65	16,038.40	(95,621.25)	16,038.40	16,038.40	Work completed
2-40	ELECTRICAL	146015 000000		1,419.95	11,419.95	10,000.00	11,419.95	11,419.95	Work completed
2-40	FIRE PROTECTION	146020 000000		17,561.45	15,132.03	(2,429.42)	15,132.03	15,132.03	Work completed
2-40	RELOCATION FOR 504 PROGRAM	146020 000000		0.00	3,570.00	3,570.00	3,570.00	3,570.00	Work completed
				130,641.05	46,922.99	(83,718.06)	46,922.99	46,160.38	

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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	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-41	DOORS	146014 750000		143,887.00	92,420.99	(51,466.01)	92,420.99	92,420.99	Work completed
2-41	ELECTRICAL	146015 000000		0.00	100.00	100.00	100.00	100.00	Work completed
2-41	ELEVATORS	146021 760000		0.00	11,117.40	11,117.40	11,117.40	11,117.40	Work completed
				169,587.00	103,638.39	(65,948.61)	103,638.39	103,638.39	

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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	4,240.86	(2,409.14)	4,240.86	4,240.86	Work completed
2-42	A&E 504 COMPLIANCE	143001 812000		25,800.00	0.00	(25,800.00)	0.00	0.00	
2-42	DOORS	146014 750000		144,580.00	78,914.97	(65,665.03)	78,914.97	78,914.97	Work completed
2-42	HVAC	146016 000000		95,456.00	56,206.00	(39,250.00)	56,206.00	56,206.00	Work completed
				272,486.00	139,361.83	(133,124.17)	139,361.83	139,361.83	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	A&E FOR 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-45	UNDERGROUND STORAGE TANK	143001 966000		0.00	16,565.92	16,565.92	16,565.92	16,565.92	Work completed
2-45	BUILDING EXTERIOR	146014 000000		98,100.00	0.00	(98,100.00)	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		113,974.43	9,582.11	(104,392.32)	0.00	0.00	
2-45	NON DWELLING CONSTRUCTION	147001 000000		178,560.00	0.00	(178,560.00)	0.00	0.00	
2-45	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,100.00	1,100.00	550.00	550.00	Work completed
				416,334.43	27,248.03	(389,086.40)	17,115.92	17,115.92	

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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	
	GENERAL WARREN								
2-47	ARCH & ENG	143001 000000		0.00	2,273.64	2,273.64	2,273.64	0.00	Work completed
				0.00	2,273.64	2,273.64	2,273.64	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		3,465.00	8,365.00	4,900.00	8,365.00	3,172.50	Work completed
2-49	A&E FOR 504 COMPLIANCE	143001 812000		22,375.00	5,922.41	(16,452.59)	5,922.41	4,122.41	Work in construction
2-49	BUILDING EXTERIOR	146014 000000		61,321.53	0.00	(61,321.53)	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		70,000.00	102.50	(69,897.50)	102.50	102.50	Work completed
2-49	ELEVATORS	146021 760000		0.00	10,857.60	10,857.60	10,857.60	10,857.60	Work completed
				157,161.53	25,247.51	(131,914.02)	25,247.51	18,255.01	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		0.00	4,278.90	4,278.90	4,278.90	4,278.90	Work completed
2-50	BUILDING EXTERIOR	146014 000000		45,310.00	0.00	(45,310.00)	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		52,609.00	33,272.81	(19,336.19)	33,272.81	33,272.81	Work completed
2-50	NON DWELLING	147001 000000		19,000.00	6,950.00	(12,050.00)	6,950.00	6,950.00	Work completed
2-50	RELOCATION FOR 504	149501 812000		0.00	50.00	50.00	50.00	50.00	Work completed
				116,919.00	44,551.71	(72,367.29)	44,551.71	44,551.71	

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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	0.00	(163,500.00)	0.00	0.00	
				163,500.00	0.00	(163,500.00)	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		1,950.00	1,850.00	(100.00)	1,850.00	1,750.00	Work in construction
2-52	CONSULTANTS	143001 743001		0.00	12,500.00	12,500.00	12,500.00	6,252.63	Work completed
2-52	A&E FOR 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-52	SITE GROUNDS	145011 000000		0.00	8,228.87	8,228.87	8,228.87	2,086.87	Work completed
2-52	BUILDING EXTERIOR	146014 000000		283,256.96	9,127.00	(274,129.96)	9,127.00	500.00	Work completed
2-52	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-52	NON DWELLING	147001 000000		165,360.00	82,751.11	(82,608.89)	82,751.11	78,835.63	Work completed
				476,266.96	114,456.98	(361,809.98)	114,456.98	89,425.13	

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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	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		14,770.52	6,528.45	(8,242.07)	6,528.45	4,077.10	Work in construction
2-53	504 COMPLIANCE	146021 812000		159,787.79	0.00	(159,787.79)	0.00	0.00	
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				174,558.31	6,528.45	(168,029.86)	6,528.45	4,077.10	

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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		6,147.81	4,465.75	(1,682.06)	4,465.75	552.00	Work in construction
2-54	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-54	WINDOWS AND SCREENS	146014 975000		8,004.08	0.00	(8,004.08)	0.00	0.00	
2-54	ELEVATORS	146021 760000		102,160.00	0.00	(102,160.00)	0.00	0.00	
2-54	NON DWELLING	147001 000000		41,512.96	0.00	(41,512.96)	0.00	0.00	
2-54	RELOCATION FOR 504	149501 812000		1,031.00	1,313.00	282.00	1,313.00	1,313.00	Work completed
				158,855.85	7,557.50	(151,298.35)	7,557.50	3,643.75	

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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	RELOCATION	149501 000000		1,262.00	6,840.00	5,578.00	6,840.00	6,840.00	
				1,262.00	6,840.00	5,578.00	6,840.00	6,840.00	

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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	
	INFILL I								
2-56	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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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	8,448.02	3,253.02	8,448.02	7,630.62	Work in construction
2-57	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-57	BUILDING EXTERIOR	146014 000000		0.00	1,212.20	1,212.20	1,212.20	0.00	
2-57	WINDOWS AND SCREENS	146014 975000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-57	FIRE PROTECTION	146020 000000		28,200.00	16,174.76	(12,025.24)	16,174.76	16,174.76	Work completed
2-57	504 COMPLIANCE	149021 812000		371,196.00	0.00	(371,196.00)	0.00	0.00	
2-57	NON DWELLING	147001 000000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-57	RELOCATION FOR 504	149501 812000		1,459.00	1,230.00	(229.00)	1,230.00	1,230.00	Work completed
				496,050.00	28,843.73	(467,206.27)	28,843.73	26,814.13	

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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	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		23,945.10	33,134.82	9,189.72	33,134.82	24,114.82	Work in construction
2-58	BUILDING ENVELOPE	143001 712000		0.00	1,000.00	1,000.00	1,000.00	0.00	
2-58	CONSULTANTS	143001 741000		8,251.81	5,292.89	(2,958.92)	5,292.89	5,292.89	Work completed
2-58	SMOKE DETECTORS	143001 940000		0.00	3,210.00	3,210.00	3,210.00	0.00	Work in construction
2-58	BUILDING EXTERIOR	146014 000000		52,105.00	50,725.18	(1,379.82)	50,725.18	45,683.18	Work in construction
2-58	FIRE PROTECTION	146020 000000		1,402.94	2,782.76	1,379.82	2,782.76	2,782.76	Work completed
2-58	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-58	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
2-58	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	963.00	963.00	963.00	963.00	Work completed
				86,204.85	97,108.65	10,903.80	97,108.65	78,836.65	

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-P002-501-02 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	ENVIRONMENTAL HAZARD	143001 838000		0.00	3,950.00	3,950.00	3,950.00	0.00	Work completed
2-59	DWELLING CONSTRUCTION	146001 000000		0.00	760.00	760.00	760.00	0.00	
				0.00	4,710.00	4,710.00	4,710.00	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		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-61	HVAC	146016 000000		26,938.00	41,013.00	14,075.00	29,263.00	29,263.00	Work completed
2-61	504 COMPLIANCE	146021 812000		0.00	3,840.00	3,840.00	3,840.00	3,840.00	Work completed
				52,638.00	44,853.00	(7,785.00)	33,103.00	33,103.00	

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	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-62	SITE GROUNDS	145011 000000		7,558.67	0.00	(7,558.67)	0.00	0.00	
2-62	BUILDING EXTERIOR	146014 000000		51,191.12	0.00	(51,191.12)	0.00	0.00	
2-62	DOORS	146014 750000		138,053.00	68,662.98	(69,390.02)	68,662.98	68,662.98	Work completed
2-62	504 COMPLIANCE	146021 812000		69,069.00	25,800.00	(43,269.00)	25,800.00	0.00	Work in construction
2-62	NON DWELLING	147001 000000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-62	RELOCATION FOR 504	149501 812000		2,020.00	2,076.75	56.75	2,076.75	2,076.75	Work completed
				327,891.79	98,318.48	(229,573.31)	98,318.48	72,518.48	

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	WATERPROOFING	146014 970000		0.00	501.00	501.00	501.00	501.00	Work completed
2-70	NON DWELLING	147001 000000		40,000.00	35,000.00	(5,000.00)	35,000.00	18,780.30	Work completed
2-70	RELOCATION FOR 504	149501 812000		0.00	500.00	500.00	500.00	0.00	Work completed
				40,000.00	36,001.00	(3,999.00)	36,001.00	19,281.30	

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	0.00	(6,793.00)	0.00	0.00	
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	0.00	(10,000.00)	0.00	0.00	
2-71	NON DWELLING	147001 000000		4,149.44	1,171.95	(2,977.49)	1,171.95	1,171.95	Work completed
				20,942.44	1,171.95	(19,770.49)	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		920.00	4,201.47	3,281.47	4,201.47	920.00	Work completed
2-72	FURNACE & BOILERS	146016 785000		216,448.00	161,333.50	(55,114.50)	161,333.50	161,333.50	Work completed
2-72	FIRE PROTECTION	146020 000000		14,293.26	0.00	(14,293.26)	0.00	0.00	
2-72	NON DWELLING	147001 000000		5,000.00	1,825.00	(3,175.00)	1,825.00	1,825.00	Work completed
				236,661.26	167,359.97	(69,301.29)	167,359.97	164,078.50	

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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-P002-501-02 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	SMOKE DETECTORS	143001 940000		0.00	3,210.00	3,210.00	3,210.00	0.00	Work in construction
2-74	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-74	RELOCATION	149501 000000		3,277.77	0.00	(3,277.77)	0.00	0.00	
				3,777.77	3,210.00	(567.77)	3,210.00	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	ARCH & ENG	143001 000000		0.00	3,176.67	3,176.67	3,176.67	3,176.67	Work completed
2-77	FIRE PROTECTION	146020 000000		783.55	0.00	(783.55)	0.00	0.00	
				783.55	3,176.67	2,393.12	3,176.67	3,176.67	

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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	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		87,942.61	39,772.00	(48,170.61)	39,772.00	16,105.00	Work in construction
2-82	BUILDING ENVELOPE	143001 712000		0.00	2,098.00	2,098.00	2,098.00	0.00	Work in construction
2-82	CONSULTANTS	143001 741000		7,032.46	14,497.47	7,465.01	14,497.47	14,497.47	Work completed
2-82	A&E 504 COMPLIANCE	143001 812000		1,970.10	5,427.90	3,457.80	5,427.90	5,427.90	Work completed
2-82	UNDERGROUND STORAGE	145011 966000		4,207.16	0.00	(4,207.16)	0.00	0.00	
2-82	BUILDING EXTERIOR	146014 000000		36,689.61	182,000.58	145,310.97	182,000.58	182,000.58	Work completed
2-82	HVAC	146016 000000		61,382.50	48,547.50	(12,835.00)	48,547.50	48,547.50	Work completed
2-82	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-82	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	5,861.00	5,861.00	5,861.00	5,861.00	Work completed
				205,724.44	298,204.45	92,480.01	298,204.45	272,439.45	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 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	5,844.67	844.67	5,844.67	457.81	Work completed
2-83	HVAC	146016 000000		21,099.00	22,849.00	1,750.00	22,849.00	22,849.00	Work completed
2-83	FIRE PROTECTION	146020 000000		17,481.05	0.00	(17,481.05)	0.00	0.00	
				43,580.05	28,693.67	(14,886.38)	28,693.67	23,306.81	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-02 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								
2-89	ARCH & ENG	143001 000000		157,354.00	153,360.00	(3,994.00)	153,360.00	30,384.00	Work in construction
2-89	BUILDING ENVELOPE	143001 712000		0.00	132,301.93	132,301.93	132,301.93	0.00	Work in construction
2-89	CONSULTANTS	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-89	A&E 504 COMPLIANCE	143001 812000		25,700.00	0.00	(25,700.00)	0.00	0.00	
2-89	UNDERGROUND STORAGE	143001 966000		9,539.00	13,664.64	4,125.64	13,664.64	0.00	Work in construction
2-89	UNDERGROUND STORAGE	145011 966000		0.00	67,464.00	67,464.00	67,464.00	0.00	Work in construction
2-89	BUILDING EXTERIOR	146014 000000		0.00	298.20	298.20	298.20	298.20	Work completed
2-89	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-89	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-89	ROOFING	146018 000000		0.00	5,335.93	5,335.93	5,335.93	5,335.93	Work completed
2-89	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-89	RELOCATION	149501 000000		6,000.00	0.00	(6,000.00)	0.00	0.00	
				199,093.00	372,424.70	173,331.70	372,424.70	36,018.13	

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								
2-90	ARCH & ENG	143001 000000		8,000.00	270.00	(7,730.00)	270.00	0.00	
2-90	BUILDING EXTERIOR	146014 000000		21,011.50	0.00	(21,011.50)	0.00	0.00	
2-90	HALLS	146021 810000		115,000.00	69,338.00	(45,662.00)	69,338.00	63,718.00	Work completed
2-90	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				144,011.50	69,608.00	(74,403.50)	69,608.00	63,718.00	

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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-P002-501-02 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								
2-93	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-93	LEAD PAINT REMOVAL	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-93	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				500.00	0.00	(500.00)	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	
	155 NORTH HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		0.00	4,072.19	4,072.19	4,072.19	0.00	Work in construction
2-98	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-98	BUILDING EXTERIOR	146014 000000		25,035.00	0.00	(25,035.00)	0.00	0.00	
2-98	FIRE PROTECTION	146020 000000		46,369.00	9,838.25	(36,530.75)	8,018.19	8,018.19	Work completed
2-98	NON-DWELLING	147001 000000		33,434.67	0.00	(33,434.67)	0.00	0.00	
2-98	RELOCATION FOR 504	149501 812000		0.00	2,546.23	2,546.23	2,546.23	2,546.23	Work completed
				104,838.67	18,235.42	(86,603.25)	16,415.36	12,343.17	

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-P002-501-02 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	
	FREDERICK DOUGLASS								
2-126	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-126	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-126	FURNACE & BOILERS	146016 785000		4,950.00	0.00	(4,950.00)	0.00	0.00	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION	146020 000000		21,273.00	5,528.06	(15,744.94)	0.00	0.00	
2-126	RELOCATION FOR 504	149501 812000		3,972.00	6,113.48	2,141.48	6,113.48	6,113.48	Work completed
				30,195.00	13,420.29	(16,774.71)	7,892.23	7,892.23	

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	
	WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		3,176.63	1,049.50	(2,127.13)	1,049.50	390.00	Work completed
2-127	UNDERGROUND STORAGE TANK	143001 966000		0.00	1,778.75	1,778.75	1,778.75	1,778.75	Work completed
2-127	BUILDING EXTERIOR	146014 000000		59,950.00	0.00	(59,950.00)	0.00	0.00	
2-127	DOORS	146014 750000		7,627.00	0.00	(7,627.00)	0.00	0.00	
2-127	FIRE PROTECTION	146020 000000		80,455.00	37,067.38	(43,387.62)	28,506.86	28,394.84	Work in construction
2-127	504 COMPLIANCE	146021 812000		0.00	362,833.35	362,833.35	362,833.35	5,204.95	Work completed
2-127	NON-DWELLING	147001 000000		9,850.67	0.00	(9,850.67)	0.00	0.00	
2-127	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	550.00	550.00	550.00	550.00	Work completed
				161,059.30	403,278.98	242,219.68	394,718.46	36,318.54	

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

__Performance and Evaluation Report for Program Year Ending ___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	
2-09	Development Franklin Hill	149900 000000		1,139,649	0	0	0	0	Planning use of funds
				1,139,649	**0**	**0**	**0**	**0**	

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

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

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

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	09/30/07			09/30/09			
2-09 FRANKLIN HILL	09/30/07			09/30/09			
2-11 WHITTIER STREET	09/30/07			09/30/09			
2-13 WASHINGTON-BEECH	09/30/07			09/30/09			
2-23 M.E. McCORMACK	09/30/07			09/30/09			
2-24 OLD COLONY	09/30/07			09/30/09			
2-58 W. NEWTON/RUTLAND/E. SPRINGFIELD	09/30/07			09/30/09			
2-82 COMMONWEALTH	09/30/07			09/30/09			
2-89 FRANKLIN FIELD	09/30/07			09/30/09			
2-93 HIGHLAND PARK	09/30/07			09/30/09			

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-26 M. COLLINS	09/30/07			09/30/09			
2-27 ANNAPOLIS	09/30/07			09/30/09			
2-28 ASHMONT	09/30/07			09/30/09			
2-29 HOLGATE	09/30/07			09/30/09			
2-30 FOLEY	09/30/07			09/30/09			
2-34 DAVISON	09/30/07			09/30/09			
2-35 WASHINGTON STREET	09/30/07			09/30/09			
2-36 W. NINTH STREET	06/30/99			09/30/00			
2-37 JOHN CARROLL	09/30/07			09/30/09			
2-38 J.J. MEADE	09/30/07			09/30/09			
2-40 MLK TOWERS	09/30/07			09/30/09			
2-41 EVA WHITE	09/30/07			09/30/09			

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-42 WALNUT PARK	09/30/07			09/30/09			
2-45 AMORY STREET	09/30/07			09/30/09			
2-47 GENERAL WARREN	09/30/07			09/30/09			
2-49 TORRE UNIDAD	06/30/99			09/30/00			
2-50 ROCKLAND	09/30/07			09/30/09			
2-51 CODMAN	09/30/07			09/30/09			
2-52 HERITAGE	09/30/07			09/30/09			
2-53 ST. BOTOLPH	09/30/07			09/30/09			
2-54 PASCIUCCO	09/30/07			09/30/09			
2-57 LOWER MILLS	09/30/07			09/30/09			
2-61 AUSONIA	09/30/07			09/30/09			

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-62 HASSAN	09/30/07			09/30/09			
2-70 SPRING STREET	09/30/07			09/30/09			
2-71 PATRICIA WHITE	09/30/07			09/30/09			
2-72 ROSLYN	06/30/99			09/30/00			
2-77 BELLFLOWER	09/30/07			09/30/09			
2-83 PEABODY SQUARE	09/30/07			09/30/09			
2-90 JOSEPH MALONE	09/30/07			09/30/09			
2-93 COMMONWEALTH ELDERLY	09/30/07			09/30/09			
2-98 HAMPTON HOUSE	09/30/07			09/30/09			
2-126 F. DOUGLASS	09/30/07			09/30/09			
2-127 WASHINGTON MANOR	09/30/07			09/30/09			

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-R002-502-03	FFY03

__Original Annual Statement ___Reserve for Disasters/Emergencies __x_Revised Annual Statement

__Performance and Evaluation Report for Program Year Ending ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)		
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	1,123,746		-	-
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,123,746**	**-**	-	-
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	
2-09	Development Franklin Hill	149900 000000		1,123,746	0	0	0	0	Planning use of funds
				1,123,746	**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	[ ] Original	Oct-03
	[X] Revision Number 1	Jun-05

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	20
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	5%
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	4
3. Roofing	1
4. Exterior Walls	1
5. Doors	4
6. Windows	4
7. Stair/Halls	4
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	4
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					Jun-05

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

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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-P002-019	**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

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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-P002-023	**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
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: **MA06-P002-025**	Development Name: **Bickford Street**	DOFA Date or Construction Date	08/01/62

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

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

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$4,250,000
Per Unit Hard Cost					
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes		No	X	
Development Has Long-Term Physical and Social Viability	Yes		No	X	(not as PH)
Date Assessment Prepared					Oct-03

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

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

Source(s) of Information:

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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:

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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-P002-028	**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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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

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

Source(s) of Information:

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

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

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

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

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

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

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

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

Source(s) of Information:

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

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

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-032	**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:

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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-P002-034	**Davison**	09/01/1972

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

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

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

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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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-P002-035	**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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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-P002-036	**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:

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-P002-037	**John Carroll**	11/01/1966

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

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

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

Source(s) of Information:

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

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-P002-038	**J. J. Meade**	02/01/1970

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

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

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

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

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

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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-P002-041	**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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Capital Fund Program (CFP)

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

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

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

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

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	23
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	11%
Turnkey III-Occupied		Mixed		Walk-up		0 117 1 86 2 1	Total Current
Mutual Help				Elevator	X	3 4 5	Units 204
Section 23, Bond Financed						5+	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$6,660,608
Per Unit Hard Cost					$32,650
Physical Improvements Will Result in Structural/System Soundress at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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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-P002-050	**Rockland**	11/01/1972

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

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

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

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,092,661
Per Unit Hard Cost					$28,636
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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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-P002-052	**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
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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

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

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

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

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

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,425,934
Per Unit Hard Cost					$36,062
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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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-P002-057	**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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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$6,305,004
Per Unit Hard Cost					$42,315
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		1	7
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	7%
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 93 2 7	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 100
Section 23, Bond Financed						5+ ___	

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

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

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

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

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		5	3
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	3%
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 99 2 5	Total Current
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	Units 104
Section 23, Bond Financed						5+ ___	

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

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

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$9,643,167
Per Unit Hard Cost					$42,859
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes	X	No		
Development Has Long-Term Physical and Social Viability	Yes	X	No		
Date Assessment Prepared					Oct-03

Source(s) of Information:

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

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

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

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

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

Source(s) of Information:

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

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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

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-P002-089	**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

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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-P002-098	**Hampton House**	10/30/1965

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

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

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

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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

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

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

Source(s) of Information:
HOPE VI staff

form HUD-52832 (10/96)

Physical Needs Assessment
Capital Fund Program (CFP)

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

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

HA Name			
Boston Housing Authority		X Original	Oct-03
		Revision Number	
Development Number: **MA06-P002-115**	Development Name: **Orchard Gardens--Phase III**	DOFA Date or Construction Date	1/30/2000

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: 9 (8 + Dearborn School conversion & maintenance building)

Current Bedroom Distrib. (public housing only): 0: 0; 1: 43; 2: 27; 3: 25; 4: 3; 5: 0; 5+: 0

Number of Vacant Units: 0

Total Current Units: 98 public housing, 17 market rate, 115 Total

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

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

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

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

___Original Annual Statement
_X__Performance and Evaluation Report for Period Ended 9/30/04
___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 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	35,060.00	65,460.00	0.00	0.00
3	1408 Management Improvements Soft Costs	1,809,902.00	1,727,563.17	1,727,563.17	1,169,630.09
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,152,682.00	2,152,682.00	2,152,682.00	521,202.76
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,082,047.00	2,810,832.44	1,594,863.00	458,316.36
8	1440 Site Acquisition				
9	1450 Site Improvement	405,000.00	31,193.16	23,691.24	7,740.00
10	1460 Dwelling Structures	12,277,256.00	12,051,024.05	7,090,667.84	1,159,807.69
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	50,000.00	99,010.35	45,678.42	29,678.42
13	1475 Nondwelling Equipment	1,229,854.00	1,229,681.83	184,562.74	183,374.74
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	215,850.00	190,018.00	4,388.00	3,698.00
18	1499 Development Activities*	1,394,357.00	1,394,357.00	1,394,357.00	0.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	1,099,814.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	21,776,822.00	21,776,822.00	14,218,453.41	3,533,448.06
21	Amount of line 20 Related to LPB Testing	0.00	665.62	665.62	665.62
22	Amount of line 20 Related to Section 504 Compliance	10,884,487.00	9,715,630.81	6,283,962.09	273,360.76
23	Amount of line 20 Related to Security Soft Costs	440,315.00	440,315.00	373,553.20	373,178.20
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 II: Supporting Pages

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		35,060.00	65,460.00	30,400.00	0.00	0.00	
2-00	MIS	140800 410000		266,312.00	183,801.00	(82,511.00)	183,801.00	165,667.03	
2-00	PUBLIC SAFETY	140800 412000		440,315.00	440,487.17	172.17	440,487.17	373,178.20	
2-00	ELDERLY SERVICES	140800 421000		411,669.00	341,669.00	(70,000.00)	341,669.00	116,707.66	
2-00	OCCUPANCY	140800 427000		189,423.00	319,423.00	130,000.00	319,423.00	179,027.35	
2-00	COMMUNITY SERVICES	140800 768000		269,612.00	219,612.00	(50,000.00)	219,612.00	165,633.43	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	56,067.43	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	101,810.00	(10,000.00)	101,810.00	78,187.78	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	51,553.00	35,161.21	
2-00	VACANCY REHAB	140800 967000		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		2,152,682.00	1,304,068.42	(848,613.58)	1,304,068.42	327,958.82	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		0.00	46,134.12	46,134.12	46,134.12	46,134.12	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	644,287.06	644,287.06	644,287.06	0.00	
2-00	WORKERS COMPENSATION	141009 001000		0.00	19,346.56	19,346.56	19,346.56	19,346.56	
2-00	GROUP INSURANCE	141009 002000		0.00	79,471.10	79,471.10	79,471.10	79,471.10	
2-00	RETIREMENT	141009 003000		0.00	36,495.37	36,495.37	36,495.37	36,495.37	
2-00	UNEMPLOYMENT	141009 004000		0.00	0.00	0.00	0.00	0.00	
2-00	TRAVEL	141001 000101		0.00	0.00	0.00	0.00	0.00	
2-00	TELEPHONE	141016 000000		0.00	8,927.20	8,927.20	8,927.20	5,242.64	
2-00	SUNDRY ADMINISTRATION	141019 000000		0.00	7,496.02	7,496.02	7,496.02	3,485.27	
2-00	OFFICE SUPPLIES	141019 000103		0.00	2,601.82	2,601.82	2,601.82	993.15	
2-00	ADVERTISING	141019 000110		0.00	2,174.70	2,174.70	2,174.70	1,076.10	
2-00	PUBLICATIONS	141019 000111		0.00	999.63	999.63	999.63	999.63	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		0.00	680.00	680.00	680.00	0.00	
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	82,020.73	82,020.73	0.00	0.00	In planning
2-00	CONSULTANTS	143001 741000		569,835.00	24,444.41	(545,390.59)	0.00	0.00	In planning
2-00	DEVELOPMENT CONSULTANTS	143001 743001		0.00	381,468.00	381,468.00	0.00	0.00	In planning
2-00	A&E 504 COMPLIANCE	143001 812000		219,525.00	190,919.91	(28,605.09)	0.00	0.00	Project rescheduled
2-00	ENVIRONMENTAL HAZARD	143001 838000		0.00	9,599.00	9,599.00	9,599.00	0.00	Project rescheduled
2-00	UNDERGROUND STORAGE	145011 966000		0.00	150,110.05	150,110.05	110.05	110.05	Project rescheduled
2-00	CAULKING AND POINTING	146014 725000		0.00	149,468.74	149,468.74	0.00	0.00	In planning
2-00	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-00	504 COMPLIANCE	146021 812000		0.00	669,504.87	669,504.87	0.00	0.00	Project in design
2-00	LEAD PAINT ABATEMENT	146021 837000		0.00	262.70	262.70	262.70	262.70	Work completed
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE EQUIPMENT	147501 000000		13,692.00	13,692.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		1,195,327.00	1,042,570.00	(152,757.00)	31,977.91	30,789.91	
2-00	TELEPHONE 75	147501 959000		0.00	152,584.83	152,584.83	152,584.83	152,584.83	
2-00	VEHICLES	147507 000000		20,835.00	20,835.00	0.00	0.00	0.00	
2-00	RELOCATION	149501 000000		64,350.00	63,702.00	(648.00)	0.00	0.00	
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000		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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
2-00	CONTINGENCY	150200 000000		1,099,814.00	0.00	(1,099,814.00)	0.00	0.00	
				7,206,022.00	6,921,887.41	(284,134.59)	4,074,779.66	1,874,580.34	

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 Number: MA06-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	A&E 504 COMPLIANCE	143001 812000		0.00	11,545.09	11,545.09	6,957.09	6,957.09	Work completed
2-01	BUILDING EXTERIOR	146014 000000		0.00	142,026.04	142,026.04	142,026.04	107,523.17	Work in construction
2-01	504 COMPLIANCE	146021 812000		0.00	527.47	527.47	0.00	0.00	
2-01	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	50.00	50.00	50.00	50.00	
				0.00	154,148.60	154,148.60	149,033.13	114,530.26	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		0.00	168,024.00	168,024.00	94,264.00	94,264.00	Work completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		0.00	1,005.88	1,005.88	1,005.88	1,005.88	Work completed
2-04	A&E 504 COMPLIANCE	143001 812000		0.00	45.25	45.25	45.25	45.25	Work completed
2-04	SITE IMPROVEMENTS	145011 000000		0.00	7,740.00	7,740.00	7,740.00	7,740.00	Work completed
2-04	SITE FOR 504	145011 812000		400,000.00	0.00	(400,000.00)	0.00	0.00	
2-04	UNDERGROUND STORAGE	145011 966000		0.00	4,466.34	4,466.34	4,466.34	0.00	Work in construction
2-04	504 COMPLIANCE	146021 812000		2,910,500.00	34.85	(2,910,465.15)	34.85	34.85	Work completed
2-04	SEWERS	146021 929000		0.00	497,036.70	497,036.70	497,036.70	95,827.76	Work completed
2-04	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	250.00	250.00	250.00	250.00	Work completed
				3,310,500.00	678,603.02	(2,631,896.98)	604,843.02	199,167.74	

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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		0.00	46,333.20	46,333.20	46,333.20	3,466.30	Construction to begin Spring 2005
2-06	A&E 504 COMPLIANCE	143001 812000		0.00	40,398.35	40,398.35	32,398.35	19,088.35	Work in construction
2-06	BUILDING EXTERIOR	146014 000000		0.00	124,548.43	124,548.43	101,000.52	101,000.52	Work completed
2-06	ELECTRICAL	146015 000000		0.00	450,000.00	450,000.00	0.00	0.00	
2-06	HVAC	146016 000000		0.00	35,529.86	35,529.86	32,769.86	15,349.71	Work in construction
2-06	FIRE PROTECTION	146020 000000		0.00	2,217.58	2,217.58	697.54	0.00	Work in construction
2-06	ELEVATORS	146021 760000		0.00	4,881.21	4,881.21	4,881.21	0.00	Work in construction
2-06	504 COMPLIANCE	146021 812000		729,040.00	435,752.69	(293,287.31)	29,168.24	29,168.24	Work completed
2-06	504 FORCE ACCOUNT CREW	146021 812001		0.00	1,168.56	1,168.56	1,168.56	1,168.56	Work completed
2-06	UNIT REHAB	146021 967000		1,870,960.00	700,520.03	(1,170,439.97)	700,520.03	492,537.45	Work in construction
				2,600,000.00	1,841,349.91	(758,650.09)	948,937.51	661,779.13	

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				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		0.00	140,760.35	140,760.35	106,752.35	4,760.35	Work in construction
2-07	CONSULTANTS	143001 741000		0.00	32,319.37	32,319.37	32,319.37	32,319.37	Work completed
2-07	A&E 504 COMPLIANCE	143001 812000		0.00	975.00	975.00	975.00	229.11	Work in construction
2-07	UNDERGROUND STORAGE TANK	143001 966000		0.00	25,000.00	25,000.00	25,000.00	23,903.86	Work completed
2-07	UNDERGROUND STORAGE TANK	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-07	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-07	HALLS	146021 810000		0.00	6,064.96	6,064.96	3,913.96	3,913.96	Work completed
2-07	504 COMPLIANCE	146021 812000		0.00	150.00	150.00	150.00	150.00	Work completed
2-07	NON DWELLING COSTRUCTION	147001 000000		0.00	10,981.01	10,981.01	10,981.01	10,981.01	Work completed
2-07	RELOCATION FOR 504	149501 812000		6,000.00	6,000.00	0.00	0.00	0.00	
				6,000.00	222,250.69	216,250.69	180,091.69	76,257.66	

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				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	DEVELOPMENT ACTIVITY	149900 000000		606,357.00	606,357.00	0.00	606,357.00	0.00	Work in construction
2-08	DEVELOPMENT FOR 504	149900 812000		788,000.00	788,000.00	0.00	788,000.00	0.00	Work in construction
				1,394,357.00	1,394,357.00	0.00	1,394,357.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	CONSULTANTS	143001 741000		0.00	50,000.00	50,000.00	0.00	0.00	
2-09	A&E 504 COMPLIANCE	143001 812000		0.00	6,086.90	6,086.90	5,776.90	5,776.90	Work completed
2-09	BASEMENTS & CELLARS	143001 966000		96,431.00	0.00	(96,431.00)	0.00	0.00	
2-09	504 COMPLIANCE 60	146021 812000		0.00	1,239.30	1,239.30	0.00	0.00	
				96,431.00	57,326.20	(39,104.80)	5,776.90	5,776.90	

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				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		0.00	29,467.23	29,467.23	29,467.23	1,603.75	Work in construction
2-11	CONSULTANTS	143001 741000		0.00	189.85	189.85	189.85	189.85	Work completed
2-11	ROOFING	146018 000000		0.00	1,504.44	1,504.44	0.00	0.00	
2-11	RELOCATION FOR 504	149501 812000		30,000.00	0.00	(30,000.00)	0.00	0.00	
				30,000.00	31,161.52	1,161.52	29,657.08	1,793.60	

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				Approved	Revised	Difference	Obligated	Expended	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		0.00	9,250.00	9,250.00	9,250.00	8,575.00	Work in construction
2-13	CONSULTANTS	143001 741000		0.00	14,036.52	14,036.52	14,036.52	14,036.52	Work completed
2-13	A&E 504 COMPLIANCE	143001 812000		0.00	5,132.50	5,132.50	5,132.50	5,132.50	Work completed
2-13	ELECTRICAL	146015 000000		0.00	187,076.79	187,076.79	112,508.54	99,008.54	Work completed
2-13	504 COMPLIANCE	146021 812000		500,000.00	480,187.06	(19,812.94)	472.50	472.50	Work completed
				500,000.00	695,682.87	195,682.87	141,400.06	127,225.06	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		0.00	38,189.23	38,189.23	29,467.23	1,603.75	Work in construction
2-14	CONSULTANTS	143001 741000		0.00	1,023.75	1,023.75	1,023.75	1,023.75	Work completed
2-14	A&E 504 COMPLIANCE	143001 812000		0.00	5,060.00	5,060.00	5,060.00	5,060.00	Work completed
2-14	504 COMPLIANCE	146021 812000		0.00	884,700.00	884,700.00	16,858.77	3,990.52	Work in construction
2-14	504 FORCE ACCOUNT CREW	146021 812001		0.00	5,000.00	5,000.00	5,000.00	37.28	Work in construction
2-14	RELOCATION FOR 504	149501 812000		67,500.00	67,500.00	0.00	0.00	0.00	
				67,500.00	1,001,472.98	933,972.98	57,409.75	11,715.30	

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				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		0.00	235,851.29	235,851.29	235,851.29	9,904.17	Work in construction
2-19	CONSULTANTS	143001 741000		0.00	3,856.67	3,856.67	3,856.67	3,856.67	Work completed
2-19	A&E 504 COMPLIANCE	143001 812000		0.00	72,355.00	72,355.00	68,505.00	30,470.89	Work in construction
2-19	HVAC	146016 000000		0.00	21,000.00	21,000.00	0.00	0.00	
2-19	ROOFS	146018 000000		0.00	19,500.00	19,500.00	19,500.00	0.00	Work in construction
2-19	FIRE PROTECTION	146020 000000		0.00	27,659.34	27,659.34	27,659.34	27,659.34	Work completed
2-19	HALLS	146021 810000		0.00	29,531.17	29,531.17	20,548.29	20,548.29	Work completed
2-19	504 COMPLIANCE	146021 812000		0.00	5,850.00	5,850.00	5,850.00	5,021.24	Work in construction
2-19	NON DWELLING CONSTRUCTION	147001 000000		0.00	18,697.41	18,697.41	18,697.41	18,697.41	Work completed
2-19	RELOCATION FOR 504	149501 812000		48,000.00	48,000.00	0.00	0.00	0.00	
				48,000.00	482,300.88	434,300.88	400,468.00	116,158.01	

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				Approved	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		0.00	4,128.23	4,128.23	3,128.23	3,128.23	Work completed
2-23	CONSULTANTS	143001 741000		0.00	13,506.57	13,506.57	13,506.57	13,506.57	Work completed
2-23	A&E 504 COMPLIANCE	143001 812000		0.00	2,340.22	2,340.22	1,410.22	1,410.22	Work completed
2-23	SMOKE DETECTORS	143001 940000		0.00	2,400.00	2,400.00	2,400.00	2,400.00	Work completed
2-23	HALLS	146021 810000		0.00	84,374.77	84,374.77	58,709.40	33,574.05	Work in construction
2-23	LEAD PAINT ABATEMENT	146021 837000		0.00	402.92	402.92	402.92	402.92	
				0.00	107,152.71	107,152.71	79,557.34	54,421.99	

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				Approved	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		0.00	1,496.11	1,496.11	1,496.11	1,496.11	Work completed
2-24	BASEMENTS & CELLARS	143001 704000		0.00	68,050.35	68,050.35	1,636.15	1,636.15	Work completed
2-24	CONSULTANTS	143001 741000		0.00	45,953.03	45,953.03	45,953.03	45,953.03	Work completed
2-24	A&E 504 COMPLIANCE	143001 812000		0.00	1,716.17	1,716.17	1,034.17	1,034.17	Work completed
2-24	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-24	ROOFS	146018 000000		0.00	27,069.00	27,069.00	27,069.00	27,069.00	Work completed
2-24	BASEMENTS & CELLARS	146019 704000		632,000.00	9,949.06	(622,050.94)	0.00	0.00	Work in construction
2-24	HALLS	146021 810000		0.00	21,093.69	21,093.69	14,677.35	0.00	Work in construction
2-24	ASBESTOS REMOVAL	146021 830000		0.00	0.00	0.00	0.00	0.00	
				632,000.00	175,327.41	(456,672.59)	91,865.81	77,188.46	

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				Approved	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	A&E 504 COMPLIANCE	143001 812000		0.00	32,500.00	32,500.00	32,500.00	1,687.50	Construction to begin 10/01/05
				0.00	32,500.00	32,500.00	32,500.00	1,687.50	

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				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	A&E 504 COMPLIANCE	143001 812000		2,200.00	2,200.00	0.00	0.00	0.00	In planning
2-27	504 COMPLIANCE	146021 812000		20,000.00	20,000.00	0.00	0.00	0.00	In planning
				22,200.00	22,200.00	0.00	0.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	ASHMONT								
2-28	A&E 504 COMPLIANCE	143001 812000		1,100.00	68,750.00	67,650.00	32,500.00	1,687.50	Construction to begin 10/01/05
2-28	504 COMPLIANCE	146021 812000		10,000.00	10,000.00	0.00	0.00	0.00	
				11,100.00	78,750.00	67,650.00	32,500.00	1,687.50	

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				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		4,500.00	11,593.12	7,093.12	0.00	0.00	
2-29	A&E 504 COMPLIANCE	143001 812000		6,600.00	32,500.00	25,900.00	32,500.00	1,687.50	Construction to begin 10/01/05
2-29	FURNACE & BOILERS	146016 785000		0.00	19,307.00	19,307.00	0.00	0.00	
2-29	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-29	NON DWELLING	147001 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
				61,100.00	63,400.12	2,300.12	32,500.00	1,687.50	

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				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	A&E 504 COMPLIANCE	143001 812000		9,900.00	32,500.00	22,600.00	32,500.00	1,687.50	Construction to begin 10/01/05
				9,900.00	32,500.00	22,600.00	32,500.00	1,687.50	

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				Approved	Revised	Difference	Obligated	Expended	
	GROVELAND								
2-32	DWELLING CONSTRUCTION	146001 000000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-32	DOORS	146015 750000		0.00	0.00	0.00	0.00	0.00	
				30,000.00	0.00	(30,000.00)	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	
	DAVISON								
2-34	ARCH & ENG	143001 000000		3,300.00	0.00	(3,300.00)	0.00	0.00	
2-34	DWELLING CONSTRUCTION	146001 000000		37,000.00	0.00	(37,000.00)	0.00	0.00	
2-34	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				40,300.00	0.00	(40,300.00)	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		1,260.00	1,260.00	0.00	0.00	0.00	In planning
2-35	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-35	HVAC	146016 000000		14,000.00	14,000.00	0.00	0.00	0.00	In planning
				15,260.00	15,260.00	0.00	0.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	A&E 504 COMPLIANCE	143001 812000		2,750.00	23,266.00	20,516.00	23,266.00	0.00	Construction to begin 10/01/05
				2,750.00	23,266.00	20,516.00	23,266.00	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	HVAC	146016 000000		14,000.00	0.00	(14,000.00)	0.00	0.00	
				14,000.00	0.00	(14,000.00)	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	
	MEADE APARTMENTS								
2-38	ARCH & ENG	143001 000000		4,000.00	4,000.00	0.00	0.00	0.00	In planning
2-38	A&E 504 COMPLIANCE	143001 812000		550.00	0.00	(550.00)	0.00	0.00	
2-38	ELECTRICAL	146015 000000		40,000.00	40,000.00	0.00	0.00	0.00	In planning
2-38	504 COMPLIANCE	146021 812000		5,000.00	0.00	(5,000.00)	0.00	0.00	
				49,550.00	44,000.00	(5,550.00)	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	A&E 504 COMPLIANCE	143001 812000		0.00	46,900.00	46,900.00	46,900.00	0.00	Construction to begin 10/01/05
2-40	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-40	RELOCATION FOR 504	149501 812000		0.00	1,480.00	1,480.00	1,480.00	1,480.00	
				0.00	48,380.00	48,380.00	48,380.00	1,480.00	

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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	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		4,400.00	30,100.00	25,700.00	23,266.00	0.00	Construction to begin 10/01/05
2-41	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
				4,400.00	30,100.00	25,700.00	23,266.00	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		0.00	0.00	0.00	0.00	0.00	
2-42	A&E 504 COMPLIANCE	143001 812000		2,750.00	61,053.35	58,303.35	54,570.00	1,687.50	Construction to begin 10/01/05
2-42	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC	146016 000000		50,000.00	275.00	(49,725.00)	275.00	275.00	Work completed
				52,750.00	61,328.35	8,578.35	54,845.00	1,962.50	

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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	
	AMORY STREET								
2-45	A&E FOR 504 COMPLIANCE	143001 812000		158,833.00	23,737.85	(135,095.15)	23,266.00	0.00	Construction to begin 10/01/05
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	HVAC	146016 000000		0.00	88,500.00	88,500.00	0.00	0.00	In planning
2-45	FIRE PROTECTION	146020 000000		0.00	1,370.00	1,370.00	685.00	685.00	Construction to begin 11/15/04
2-45	NON DWELLING CONSTRUCTION	147001 000000		0.00	16,000.00	16,000.00	16,000.00	0.00	Work in construction
				158,833.00	129,607.85	(29,225.15)	39,951.00	685.00	

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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	A&E 504 COMPLIANCE	143001 812000		4,400.00	32,500.00	28,100.00	32,500.00	1,687.50	Construction to begin 10/01/05
2-47	HVAC	146016 000000		35,000.00	0.00	(35,000.00)	0.00	0.00	
2-47	504 COMPLIANCE	146021 812000		40,000.00	0.00	(40,000.00)	0.00	0.00	
				79,400.00	32,500.00	(46,900.00)	32,500.00	1,687.50	

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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	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		8,000.00	8,000.00	0.00	3.78	3.78	In planning
2-49	A&E FOR 504 COMPLIANCE	143001 812000		0.00	26,474.33	26,474.33	23,266.00	0.00	Construction to begin 10/01/05
2-49	BUILDING EXTERIOR	146014 000000		171,000.00	0.00	(171,000.00)	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-49	504 COMPLIANCE	146021 812000		106,250.00	106,250.00	0.00	0.00	0.00	Construction to begin 10/01/05
				285,250.00	140,724.33	(144,525.67)	23,269.78	3.78	

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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 FOR 504 COMPLIANCE	143001 812000		0.00	46,900.00	46,900.00	46,900.00	0.00	Construction to begin 10/01/05
2-50	BUILDING EXTERIOR	146014 000000		158,030.00	0.00	(158,030.00)	0.00	0.00	
2-50	ELECTRICAL	146015 000000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		0.00	36,243.43	36,243.43	0.00	0.00	In planning
2-50	RELOCATION FOR 504	149501 812000		0.00	1,410.00	1,410.00	1,410.00	720.00	
				173,030.00	84,553.43	(88,476.57)	48,310.00	720.00	

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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	A&E FOR 504 COMPLIANCE	143001 812000		0.00	46,900.00	46,900.00	46,900.00	0.00	Construction to begin 10/01/05
				0.00	46,900.00	46,900.00	46,900.00	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		0.00	0.00	0.00	0.00	0.00	
2-52	A&E FOR 504 COMPLIANCE	143001 812000		0.00	34,430.32	34,430.32	32,500.00	1,687.50	Construction to begin 10/01/05
2-52	504 COMPLIANCE	146021 812000		0.00	58,419.68	58,419.68	0.00	0.00	Construction to begin 10/01/05
2-52	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	92,850.00	92,850.00	32,500.00	1,687.50	

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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	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-53	A&E FOR 504 COMPLIANCE	143001 812000		0.00	75,040.00	75,040.00	46,900.00	0.00	Construction to begin 10/01/05
2-53	ELEVATORS	146021 760000		0.00	209,197.53	209,197.53	530.53	530.53	Construction to begin 01/01/05
2-53	504 COMPLIANCE	146021 812000		0.00	600.00	600.00	0.00	0.00	
				0.00	284,837.53	284,837.53	47,430.53	530.53	

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				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	ARCH & ENG	143001 000000		0.00	11,091.62	11,091.62	37.82	37.82	In planning
2-54	A&E FOR 504 COMPLIANCE	143001 812000		64,394.00	14,281.00	(50,113.00)	12,624.66	5,998.33	Work in construction
2-54	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-54	ELEVATORS	146021 760000		0.00	208,759.30	208,759.30	92.30	92.30	Work in construction
2-54	504 COMPLIANCE	146021 812000		421,790.00	468,323.00	46,533.00	465,467.00	3,902.15	Work in construction
2-54	NON DWELLING	147001 000000		0.00	41,512.96	41,512.96	0.00	0.00	
2-54	RELOCATION FOR 504	149501 812000		0.00	428.00	428.00	0.00	0.00	
				486,184.00	744,395.88	258,211.88	478,221.78	10,030.60	

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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	RELOCATION	149501 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	
	INFILL I								
2-56	RELOCATION	149501 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	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-57	A&E FOR 504 COMPLIANCE	143001 812000		0.00	14,281.00	14,281.00	12,624.66	5,998.33	Work in construction
2-57	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-57	504 COMPLIANCE	146021 812000		751,405.00	468,323.00	(283,082.00)	465,467.00	6,301.25	Work in construction
				751,405.00	482,604.00	(268,801.00)	478,091.66	12,299.58	

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				Approved	Revised	Difference	Obligated	Expended	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		0.00	2,237.50	2,237.50	2,237.50	2,237.50	Work completed
2-58	BUILDING EXTERIOR	146014 000000		0.00	139,997.96	139,997.96	139,997.96	0.00	Work in construction
2-58	ROOFS	146018 000000		0.00	24,000.00	24,000.00	24,000.00	24,000.00	Work completed
				0.00	166,235.46	166,235.46	166,235.46	26,237.50	

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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	
	INFILL II								
2-59	RELOCATION	149501 000000		0.00	648.00	648.00	648.00	648.00	
				0.00	648.00	648.00	648.00	648.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	A&E FOR 504 COMPLIANCE	143001 812000		8,250.00	26,446.32	18,196.32	23,266.00	0.00	Construction to begin 10/01/05
2-61	SITE GROUNDS	145011 000000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-61	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-61	ELEVATORS	146021 760000		0.00	208,758.30	208,758.30	92.30	92.30	Construction to begin 01/01/05
				13,250.00	235,204.62	221,954.62	23,358.30	92.30	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	A&E FOR 504 COMPLIANCE	143001 812000		0.00	14,285.00	14,285.00	12,626.68	5,998.35	Work in construction
2-62	SITE GROUNDS	145011 000000		0.00	7,501.92	7,501.92	0.00	0.00	
2-62	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-62	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-62	504 COMPLIANCE	146021 812000		409,720.00	468,316.98	58,596.98	465,463.98	5,735.70	Work in construction
2-62	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	550.00	550.00	550.00	550.00	
				409,720.00	490,653.90	80,933.90	478,640.66	12,284.05	

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				Approved	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	NON DWELLING	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. 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		0.00	0.00	0.00	0.00	0.00	
2-71	A&E FOR 504 COMPLIANCE	143001 812000		0.00	32,500.00	32,500.00	32,500.00	1,687.50	Construction to begin 10/01/05
2-71	FIRE PROTECTION	146020 000000		0.00	10,000.00	10,000.00	0.00	0.00	
2-71	NON DWELLING	147001 000000		0.00	2,977.49	2,977.49	0.00	0.00	
				0.00	45,477.49	45,477.49	32,500.00	1,687.50	

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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	
	ROSLYN APARTMENTS								
2-72	FIRE PROTECTION	146020 000000		0.00	10,000.00	10,000.00	0.00	0.00	In planning
2-72	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	10,000.00	10,000.00	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	
	RUTLAND / EAST SPRINGFIELD								
2-74	LEAD PAINT REMOVAL	146021 837000		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	

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				Approved	Revised	Difference	Obligated	Expended	
	BELLFLOWER								
2-77	A&E FOR 504 COMPLIANCE	143001 812000		5,500.00	0.00	(5,500.00)	0.00	0.00	
2-77	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-77	504 COMPLIANCE	146021 812000		50,000.00	0.00	(50,000.00)	0.00	0.00	
				55,500.00	0.00	(55,500.00)	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		0.00	37,984.79	37,984.79	37,984.79	3,691.27	Work in construction
2-82	CONSULTANTS	143001 741000		0.00	11,250.58	11,250.58	11,250.58	11,250.58	Work completed
2-82	CONSTRUCTION REPS FOR 504	143001 741001		0.00	2,772.84	2,772.84	2,772.84	2,772.84	Work completed
2-82	A&E 504 COMPLIANCE	143001 812000		0.00	24,226.59	24,226.59	24,226.59	24,226.59	Work completed
2-82	504 COMPLIANCE	146021 812000		1,903,950.00	2,329,637.28	425,687.28	2,175,746.08	15,956.08	Work in construction
				1,903,950.00	2,405,872.08	501,922.08	2,251,980.88	57,897.36	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		0.00	200.00	200.00	0.00	0.00	In planning
2-83	FIRE PROTECTION	146020 000000		0.00	15,731.05	15,731.05	0.00	0.00	In planning
				0.00	15,931.05	15,931.05	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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN FIELD								
2-89	CONSULTANTS	143001 741000		0.00	1,922.13	1,922.13	1,922.13	1,922.13	Work completed
2-89	A&E 504 COMPLIANCE	143001 812000		0.00	4,993.25	4,993.25	4,992.65	4,992.65	Work completed
2-89	UNDERGROUND STORAGE	145011 966000		0.00	11,484.90	11,484.90	11,484.90	0.00	Work in construction
2-89	BUILDING EXTERIOR	146014 000000		0.00	593,796.00	593,796.00	495,486.70	1,691.83	Work in construction
				0.00	612,196.28	612,196.28	513,886.38	8,606.61	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-90	ARCH & ENG	143001 000000		0.00	1,544.00	1,544.00	0.00	0.00	In planning
2-90	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-90	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-90	NON DWELLING	147001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	1,544.00	1,544.00	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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HIGHLAND PARK								
2-93	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-93	LEAD PAINT REMOVAL	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-93	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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH ELDERLY								
2-95	504 COMPLIANCE	146021 812000		211,550.00	211,550.00	0.00	0.00	0.00	Work in construction
				211,550.00	211,550.00	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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	155 NORTH HAMPTON STREET								
2-98	A&E 504 COMPLIANCE	143001 812000		0.00	14,281.00	14,281.00	14,058.39	7,432.05	Work in construction
2-98	BUILDING EXTERIOR	146014 000000		0.00	24,925.52	24,925.52	0.00	0.00	
2-98	HVAC	146016 000000		20,000.00	43,917.00	23,917.00	0.00	0.00	
2-98	504 COMPLIANCE	146021 812000		328,210.00	468,323.00	140,113.00	465,467.00	5,204.95	Work in construction
2-98	NON DWELLING CONSTRUCTION	147001 000000		0.00	8,841.48	8,841.48	0.00	0.00	
				348,210.00	560,288.00	212,078.00	479,525.39	12,637.00	

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-P002-501-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FREDERICK DOUGLASS								
2-126	CONSULTANTS 30	143001 741000		0.00	575.85	575.85	575.85	575.85	Work in construction
2-126	CONSTRUCTION REPS FOR 504	143001 741001		0.00	4,533.79	4,533.79	4,533.79	4,533.79	Work in construction
2-126	A&E 504 COMPLIANCE	143001 812000		0.00	21,481.00	21,481.00	19,824.66	13,198.33	Work in construction
2-126	HVAC	146016 000000		20,000.00	43,916.00	23,916.00	0.00	0.00	
2-126	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION	146020 000000		0.00	4,165.12	4,165.12	0.00	0.00	
2-126	504 COMPLIANCE	146021 812000		328,210.00	469,233.00	141,023.00	466,377.00	30,620.00	Work in construction
				348,210.00	543,904.76	195,694.76	491,311.30	48,927.97	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-127	A&E 504 COMPLIANCE	143001 812000		0.00	14,281.00	14,281.00	12,624.67	5,998.33	Work in construction
2-127	BUILDING EXTERIOR	146014 000000		0.00	59,950.00	59,950.00	0.00	0.00	
2-127	HVAC	146016 000000		20,000.00	43,917.00	23,917.00	0.00	0.00	
2-127	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-127	504 COMPLIANCE	146021 812000		328,210.00	105,489.67	(222,720.33)	102,633.67	0.00	Work in construction
				348,210.00	223,637.67	(124,572.33)	115,258.34	5,998.33	

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)

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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

___Original Annual Statement
_X__Performance and Evaluation Report for Period Ended 9/30/04

___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 9/30/04	Expended a/o 9/30/04
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	507,751.00	507,751.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	15,951.24	0.00	0.00
10	1460 Dwelling Structures	4,335,000.00	4,553,810.76	3,774,569.77	389,577.25
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*				
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	234,762.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	5,077,513.00	5,077,513.00	3,774,569.77	389,577.25
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance		4,453,810.76	3,675,291.30	300,434.90
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 II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000							
2-00	MIS	140800 410000							
2-00	PUBLIC SAFETY	140800 412000							
2-00	ELDERLY SERVICES	140800 421000							
2-00	OCCUPANCY	140800 427000							
2-00	COMMUNITY SERVICES	140800 768000							
2-00	GRIEVANCE PANEL	140800 807000							
2-00	RISK MANAGEMENT	140800 899000							
2-00	RENT COLLECTION	140800 901000							
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		507,751.00	507,751.00	0.00	0.00	0.00	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001							
2-00	WORKERS COMPENSATION	141009 001000							
2-00	GROUP INSURANCE	141009 002000							
2-00	RETIREMENT	141009 003000							
2-00	UNEMPLOYMENT	141009 004000							
2-00	TRAVEL	141001 000101							
2-00	TELEPHONE	141016 000000							
2-00	SUNDRY ADMINISTRATION	141019 000000							
2-00	ADVERTISING	141019 000110							
2-00	PUBLICATIONS	141019 000111							
2-00	AUDIT	141101 000000							
2-00	ARCH & ENG	143001 000000							
2-00	CONSULTANTS	143001 741000							
2-00	A&E 504 COMPLIANCE	143001 812000							
2-00	UNDERGROUND STORAGE	145011 966000							
2-00	HVAC	146016 000000							
2-00	504 COMPLIANCE	146021 812000							
2-00	LEAD PAINT ABATEMENT	146021 837000							
2-00	UNIT REHAB	146021 967000							
2-00	OFFICE EQUIPMENT	147501 000000							
2-00	COMPUTERS	147501 742000							
2-00	VEHICLES	147507 000000							
2-00	RELOCATION	149501 000000							
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000							
2-00	CONTINGENCY	150200 000000		234,762.00	0.00	(234,762.00)	0.00	0.00	
				742,513.00	507,751.00	(234,762.00)	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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	504 COMPLIANCE	146021 812000		2,355,000.00	1,000.00	2,354,000.00	980.00	980.00	Work completed
				2,355,000.00	1,000.00	2,354,000.00	980.00	980.00	

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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	UNDERGROUND STORAGE TANK	145011 966000		0.00	4,466.34	4,466.34	0.00	0.00	
2-04	504 COMPLIANCE	146021 812000		0.00	3,238,700.00	3,238,700.00	3,238,000.00	0.00	Work in construction
				0.00	3,243,166.34	3,243,166.34	3,238,000.00	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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	504 COMPLIANCE	146021 812000		0.00	118,810.76	118,810.76	0.00	0.00	Project in design
				0.00	118,810.76	118,810.76	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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	BASEMENTS/CELLARS	146019 704000		0.00	1,637.81	1,637.81	1,637.81	1,637.81	Work completed
				0.00	1,637.81	1,637.81	1,637.81	1,637.81	

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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ALICE TAYLOR								
2-14	504 COMPLIANCE	146021 812000		990,000.00	2,596.80	(987,403.20)	2,596.80	2,596.80	Work completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		0.00	325,129.61	325,129.61	325,129.61	251,841.59	Work in construction
				990,000.00	327,726.41	(662,273.59)	327,726.41	254,438.39	

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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	BASEMENTS & CELLARS	146019 704000		0.00	98,362.19	98,362.19	97,640.66	87,504.54	Work in construction
2-19	504 COMPLIANCE	146021 812000		990,000.00	1,919.28	(988,080.72)	1,919.28	1,919.28	Work completed
2-19	504 FORCE ACCOUNT CREW	146021 812001		0.00	765,654.31	765,654.31	765,654.31	43,097.23	Work in construction
				990,000.00	865,935.78	(124,064.22)	865,214.25	132,521.05	

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-P002-502-03 Replacement Housing Factor Grant No:	FFY03

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN FIELD								
2-89	UNDERGROUND STORAGE	145011 966000		0.00	11,484.90	11,484.90	0.00	0.00	Work in construction
				0.00	11,484.90	11,484.90	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-R002-501-04	FFY04

__Original Annual Statement ___Reserve for Disasters/Emergencies _X__Revised Annual Statement

__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)		
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	1,458,761		-	-
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,458,761**	**-**	-	-
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-R002-501-04

Federal FY of Grant:
FFY04

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	
2-09	Development Franklin Hill	149900 000000		1,458,761	0	0	0	0	Planning use of funds
				1,458,761	**0**	**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-R002-502-04	FFY04

__Original Annual Statement ___Reserve for Disasters/Emergencies _X__Revised Annual Statement

__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)		
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	1,386,008		-	-
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,386,008**	**-**	-	-
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-R002-501-04

Federal FY of Grant:
FFY04

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	
2-09	Development Frankilin Hill	149900 000000		1,386,008	0	0	0	0	Planning use of funds
				1,386,008	**0**	**0**	**0**	**0**	

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 received additional Section 8 funding for Maverick, Infill and Section 504 Compliance. The BHA will apply for Section 8 funding as replacement housing for Bickford St.
	• Continue Welfare-to-Work Program, which offers 300 vouchers and counseling.	The program is at 100% utilization. This program is ongoing, however HUD is discontinuing the program so as attrition occurs vouchers will not be re-issued.
	• 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.	Leasing of these 400 vouchers will be completed in early 2005.
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 has been responsible for renovation at Cathedral, and 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.	1129 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 continue to publish turnover time, by site on a monthly basis. Relocation efforts associated with 504 Compliance raise our overall turnaround average in the short-term. We are currently in the process of analyzing our entire re-occupancy process to identify and eliminate inefficiency. So while relocation will remain an impediment to progress in the immediate future, we are making necessary systemic changes to position the Authority to make significant long-term improvements.
	• In elderly developments, decrease unit turnaround time by 50% in the first year.	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.

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

Objective: Leverage private or other public funds to create additional housing opportunities.		
	• Explore potential for additional housing development on BHA vacant land.	Continue to explore options for Amory St. and 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. As of August 31, 2004, the BHA has met the collection percentage goal of collecting 98% of the current rent roll each month across the BHA public housing program. The BHA fell shy of meeting the percentage in rent rolls arrears goal as of August 31, 2004, with approximately 3% of the rent roll in arrears.
	• 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 2005.
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 was instrumental in developing the Communications Protocol: 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 as well as request these materials be mailed to them. More services, such as checking one's status, are available through email from the website and are continually being expanded. In addition, BHA routinely uses interpreters to communicate with residents and applicants where needed and often translates written materials for residents as well. Going forward, the BHA Communications Director plans to continue the above, but will also focus on implementing resident/participant assessments on work orders and the Section 8 recertification process. These assessments will be evaluated and used as tools to determine how the BHA can improve its customer service in these areas. The BHA Communications Director plans to utilize the RASS responses as well, to determine ways in which the BHA can improve communication and customer service for residents. 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 CCSLIB 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. *-Continued-*

	•	*-Continued-* 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. The BHA also replaced its antiquated phone system with a modern package that allows customers throughout the Authority to quickly contact the person they seek, or obtain the information they need. In December 2004, the BHA will implement a new software package to support its intake and screening operations. By the middle of 2005, the BHA will implement new software to support its Leased Housing operations. Early in 2006, the BHA will implement new software to support public housing management operations. And finally, the BHA will implement new Finance/HR software systems. Each of these implementation projects are 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 2004. The Improvement Plan for last year's survey has been updated. See notes on the improvement plan included in the annual plan.

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

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. This document should be distributed to all employees by the Spring of 2005.
	• 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.
	• 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. This is now an ongoing process. 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. A more comprehensive update of the Maintenance Standard Operating Procedure is underway. The document has been restructured so that it can be more easily updated to incorporate new policies, procedures, and forms as they are developed, allowing real-time updates and ensuring that the entire staff has access to the most current information.
	• 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.

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

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. Targeted CCSLIB training is being provided to meet the needs of the Property Management, Leased Housing, and Finance and Accounts staff. As new intake and screening, Leased Housing, housing management, and Finance/HR 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 CCSLIB software package. The BHA has significantly enhanced the functionality of CCSLIB, making it increasingly useful for both financial and property management functions. An analyst position dedicated to supporting the BHA's use of the CCSLIB financial modules has been created and filled. However, the CCSLIB package is nearing obsolescence, and the BHA has begun a project to replace the CCSLIB 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 implement new systems late in 2004, 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. Most recently, the BHA Communications Director has collaborated with a Russian language publication, community organization and a number of Russian speaking persons interested in BHA programs to accurately disseminate information to this population. 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 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. The BHA has 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 new software applications.
	• 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 faster, more reliable MPLS virtual private network. This new network provides faster data transfer rates to site offices, which greatly increased ease-of-use for site staff. The BHA uses 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.

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

Objective: Renovate or modernize public housing units.		
	• Seek HOPE VI assistance for at least two potential sites.	BHA secured a HOPE VI grant for Maverick in ’02. We applied for Franklin Hill in January 2004 and will re-apply to the pending HUD FY 04 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 FFY00 expenditure deadlines and the FFY 01 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 complete at Maverick for phases 1 and 2 and new units will be coming on line in December 2004.
Objective: Provide replacement public housing.		
	• Seek approval for Replacement Housing Factor Funds plan	BHA has received approval for first increment RHF funds to be used as part of the funding to build replacement public housing units at Phase III/IV of the Maverick HOPE VI redevelopment. BHA has submitted plans for second increment RHF funds to be used as part of a larger HOPE VI 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. Contract award for a third energy performance contract (to result in $30-$50 million in energy-related upgrades) was issued in July 2004.
	• 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.

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

	• 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.
Objective: Establish voucher payment standards to meet market demands.		
	• Establish payment standards to meet market demands	Although the BHA reduced its payment standards to 100% due to market changes, the new 2005 FMRs have been reduced so drastically that the BHA will be increasing its payment standards to 110%.
	• 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 allocated $250,000 for this program, all of which has been committed. No additional funds exist 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 closed its waiting list and has no immediate plans for re-opening.
HUD Strategy Goal: Improve community quality of life and economic vitality.		
PHA Goal: Provide an improved living environment.		

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

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 December 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. We continue to strive to meet the national standards set for law enforcement agencies. In August 2004 we were successful in passing our latest accreditation review and will be formally awarded 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- 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. The BHA will seek an extension for the current Designated Housing Plan, and subsequently consider revisions, and, as appropriate, submit a revised plan for approval.

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, and the One-Stop Career Centers 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 348 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	The BHA, through funding of a Resident Opportunity and Supportive Services grant, has identified with resident input several areas of interest for entrepreneurship training for youth and adults including child care, silk screening and bicycle repair services and will be providing training opportunities to interested residents. This program seeks to encourage residents to participate in other Entrepreneur Programs in the area as well.

	• 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 over 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. The BHA has entered into an agreement with the University of Massachusetts/Boston's Institute for Community Inclusion in order to provide specialize employment services to residents of selected public housing developments who meet specific program criteria. The Institue for Community Inclusion is also providing services to BHA Section 8 and other Boston area subsidized housing residents. 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 2004 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. The BHA is in the process of working with an auditor to develop a scope of work to propose to HUD regarding the monitoring of site based waiting lists. In addition, please see the attachment to the Agency Plan called Assessment of Site-Based Waiting List Development Demographic Characteristics for this year's data and assessment.
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. 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. 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 Compliance Committee that meets every 2 weeks to ensure that resident concerns are addressed. Approximately 60% of the accessible units are currently under construction in the family and elderly programs. 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 end of 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 bi-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. The RAB is undergoing extensive Board training from September 2004 through February 2005 to be able to function more effectively.
	• Reestablish the BHA Monitoring Committee to respond to state statutory requirements.	The Monitoring Committee has been re-started and has adopted new By-Laws. The BHA has been working with the Mayor's Office on a renomination process, as required under the Massachusetts statute, to avoid future gaps in the service of the Committee.

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

___Original Annual Statement
_X__Performance and Evaluation Report for Period Ended 9/30/04

___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 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	5,155,039.00	5,155,039.00	0.00	0.00
3	1408 Management Improvements Soft Costs	1,369,587.00	1,369,587.00	0.00	0.00
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,552,520.00	2,552,520.00	0.00	0.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	777,937.00	1,471,607.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	1,400,000.00	1,865,000.00	0.00	0.00
10	1460 Dwelling Structures	12,111,121.00	11,039,526.00	372.23	372.23
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00	135,000.00	0.00	0.00
13	1475 Nondwelling Equipment	1,329,854.00	1,329,854.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	185,725.00	700,000.00	0.00	0.00
18	1499 Development Activities*				
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	868,412.00	132,062.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	25,775,195.00	25,775,195.00	372.23	372.23
21	Amount of line 20 Related to LPB Testing	707,000.00	940,000.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	11,671,871.00	11,753,214.00	0.00	0.00
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 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	140600 000000		5,155,039.00	5,155,039.00	0.00	0.00	0.00	
2-00	MIS	140800 410000							
2-00	PUBLIC SAFETY	140800 412000		266,312.00	266,312.00	0.00	0.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		411,669.00	411,669.00	0.00	0.00	0.00	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	0.00	0.00	
2-00	COMMUNITY SERVICES	140800 768000		269,612.00	269,612.00	0.00	0.00	0.00	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	0.00	0.00	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	0.00	0.00	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	0.00	0.00	
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		2,552,520.00	2,552,520.00	0.00	0.00	0.00	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001							
2-00	WORKERS COMPENSATION	141009 001000							
2-00	GROUP INSURANCE	141009 002000							
2-00	RETIREMENT	141009 003000							
2-00	UNEMPLOYMENT	141009 004000							
2-00	TRAVEL	141001 000101							
2-00	TELEPHONE	141016 000000							
2-00	SUNDRY ADMINISTRATION	141019 000000							
2-00	ADVERTISING	141019 000110							
2-00	PUBLICATIONS	141019 000111							
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	0.00	0.00	
2-00	ARCH & ENG	143001 000000		400,000.00	0.00	(400,000.00)	0.00	0.00	
2-00	CONSULTANTS	143001 741000		139,412.00	174,569.00	35,157.00	0.00	0.00	
2-00	DEVELOPMENT CONSULTANTS	143001 743001		0.00	200,000.00	200,000.00			
2-00	A&E 504 COMPLIANCE	143001 812000		201,025.00	180,938.00	(20,087.00)	0.00	0.00	
2-00	LEAD PAINT ABATEMENT	143001 837000		0.00	235,000.00	235,000.00			
2-00	UNDERGROUND STORAGE 30	143001 966000		0.00	155,000.00	155,000.00			
2-00	UNDERGROUND STORAGE 50	145011 966000		190,000.00	100,000.00	(90,000.00)	0.00	0.00	
2-00	HVAC	146016 000000							
2-00	504 COMPLIANCE	146021 812000							
2-00	LEAD PAINT ABATEMENT	146021 837000		695,000.00	695,000.00	0.00	372.23	372.23	Work in design
2-00	UNIT REHAB	146021 967000		470,000.00	0.00	(470,000.00)	0.00	0.00	
2-00	OFFICE EQUIPMENT	147501 000000		13,692.00	13,692.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		1,195,327.00	1,195,327.00	0.00	0.00	0.00	
2-00	VEHICLES	147507 000000		120,835.00	120,835.00	0.00	0.00	0.00	
2-00	RELOCATION	149501 000000		80,000.00	72,000.00	(8,000.00)	0.00	0.00	
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000		76,725.00	105,000.00	28,275.00	0.00	0.00	
2-00	RELOCATION FOR LEAD PAINT	149501 837000		0.00	10,000.00	10,000.00			
2-00	CONTINGENCY	150200 000000		868,412.00	132,062.00	(736,350.00)	0.00	0.00	
				13,552,574.00	12,491,569.00	(1,061,005.00)	372.23	372.23	

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-P002-501-04 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	

Annual Statement/Performance and Evaluation Report
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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	504 COMPLIANCE	146021 812000		3,455,000.00	3,538,000.00	83,000.00	0.00	0.00	
2-01	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
				3,455,500.00	3,538,000.00	82,500.00	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-P002-501-04 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	A&E 504 COMPLIANCE	143001 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-04	SITE IMPROVEMENTS	145011 000000		200,000.00	200,000.00	0.00	0.00	0.00	
2-04	SITE FOR 504 COMPLIANCE	145011 812000		0.00	250,000.00	250,000.00	0.00	0.00	
2-04	504 COMPLIANCE	146021 812000		0.00	162,000.00	162,000.00	0.00	0.00	
				200,000.00	632,000.00	432,000.00	0.00	0.00	

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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	
	CATHEDRAL								
2-06	A&E 504 COMPLIANCE	143001 812000		0.00	15,000.00	15,000.00	0.00	0.00	
2-06	SITE FOR 504 COMPLIANCE	145011 812000		1,000,000.00	1,035,000.00	35,000.00	0.00	0.00	
2-06	BUILDING EXTERIOR	146014 000000		0.00	30,000.00	30,000.00	0.00	0.00	
2-06	504 COMPLIANCE	146021 812000		313,000.00	35,000.00	(278,000.00)	0.00	0.00	
2-06	UNIT REHAB	146021 967000		420,000.00	0.00	(420,000.00)	0.00	0.00	
				1,733,000.00	1,115,000.00	(618,000.00)	0.00	0.00	

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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	
	HEATH STREET								
2-07	504 COMPLIANCE	146021 812000		0.00	50,000.00	50,000.00	0.00	0.00	
2-07	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
				500.00	50,000.00	49,500.00	0.00	0.00	

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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-P002-501-04 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	HVAC	146016 000000		0.00	15,000.00	15,000.00	0.00	0.00	
				0.00	15,000.00	15,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 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	A&E 504 COMPLIANCE	143001 812000		0.00	100,000.00	100,000.00	0.00	0.00	
2-09	504 COMPLIANCE 60	146021 812000		380,000.00	380,000.00	0.00	0.00	0.00	
2-09	RELOCATION FOR 504 COMPLIANCE	149501 812000		0.00	45,000.00	45,000.00	0.00	0.00	
				380,000.00	525,000.00	145,000.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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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	UNDERGROUND STORAGE 30	143001 966000		0.00	80,000.00	80,000.00	0.00	0.00	
2-11	UNDERGROUND STORAGE 50	145011 966000		0.00	80,000.00	80,000.00	0.00	0.00	
2-11	HVAC	146016 000000		0.00	25,000.00	25,000.00	0.00	0.00	
2-11	ELEVATORS	146021 760000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-11	504 COMPLIANCE 60	146021 812000		0.00	50,000.00	50,000.00	0.00	0.00	
				50,000.00	235,000.00	185,000.00	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-P002-501-04 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 60	146021 812000		125,000.00	125,000.00	0.00	0.00	0.00	
				125,000.00	125,000.00	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	
	ALICE TAYLOR								
2-14	SITE FOR 504 COMPLIANCE	145011 812000		0.00	200,000.00	200,000.00	0.00	0.00	
2-14	BUILDING EXTERIOR	146014 000000		90,000.00	0.00	(90,000.00)	0.00	0.00	
2-14	ELEVATORS	146021 760000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-14	504 COMPLIANCE	146021 812000		152,500.00	152,500.00	0.00	0.00	0.00	
2-14	504 FORCE ACCOUNT CREW	146021 812001		1,019,000.00	720,000.00	(299,000.00)	0.00	0.00	
				1,361,500.00	1,072,500.00	(289,000.00)	0.00	0.00	

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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	
	BROMLEY								
2-19	ELEVATORS	146021 760000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-19	504 COMPLIANCE	146021 812000		0.00	275,000.00	275,000.00	0.00	0.00	
2-19	504 FORCE ACCOUNT CREW	146021 812001		1,346,000.00	1,206,776.00	(139,224.00)	0.00	0.00	
				1,446,000.00	1,481,776.00	35,776.00	0.00	0.00	

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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	
	MARY ELLEN McCORMACK								
2-23	504 COMPLIANCE	146021 812000		0.00	100,000.00	100,000.00	0.00	0.00	
2-23	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-23	RELOCATION FOR 504	149501 812000		12,000.00	0.00	(12,000.00)	0.00	0.00	
				12,500.00	100,000.00	87,500.00	0.00	0.00	

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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	146021 812000		655,000.00	700,000.00	45,000.00	0.00	0.00	
2-24	LEAD PAINT ABATEMENT	146021 837000		500.00	0.00	(500.00)	0.00	0.00	
2-24	RELOCATION FOR 504	149501 812000		12,000.00	0.00	(12,000.00)	0.00	0.00	
				667,500.00	700,000.00	32,500.00	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	
	MARGARET COLLINS								
2-26	A&E 504 COMPLIANCE	143001 812000		1,100.00	1,100.00	0.00	0.00	0.00	
2-26	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-26	504 COMPLIANCE	146021 812000		0.00	38,900.00	38,900.00	0.00	0.00	
				9,700.00	40,000.00	30,300.00	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	
	ANAPOLIS								
2-27	A&E 504 COMPLIANCE	143001 812000		0.00	50,000.00	50,000.00	0.00	0.00	
2-27	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
				0.00	70,000.00	70,000.00	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	
	ASHMONT								
2-28	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-28	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. 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		0.00	0.00	0.00	0.00	0.00	
2-29	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-29	ELECTRICAL	146015 000000		35,000.00	0.00	(35,000.00)	0.00	0.00	
2-29	504 COMPLIANCE	146021 812000		60,000.00	0.00	(60,000.00)	0.00	0.00	
				95,000.00	0.00	(95,000.00)	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	
	FOLEY APARTMENTS								
2-30	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-30	504 COMPLIANCE	146021 812000		90,000.00	0.00	(90,000.00)	0.00	0.00	
2-30	RELOCATION FOR 504 COMPLIANCE	149501 812000		0.00	23,000.00	23,000.00	0.00	0.00	
				98,600.00	23,000.00	(75,600.00)	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	A&E 504 COMPLIANCE	143001 812000		1,650.00	0.00	(1,650.00)	0.00	0.00	
2-32	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-32	504 COMPLIANCE	146021 812000		0.00	15,000.00	15,000.00	0.00	0.00	
				10,250.00	15,000.00	4,750.00	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	
	DAVISON								
2-34	ARCH & ENG	143001 000000		1,100.00	0.00	(1,100.00)	0.00	0.00	
2-34	504 COMPLIANCE	146021 812000		0.00	10,000.00	10,000.00	0.00	0.00	
				1,100.00	10,000.00	8,900.00	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	A&E 504 COMPLIANCE	143001 812000		2,750.00	0.00	(2,750.00)	0.00	0.00	
2-35	504 COMPLIANCE	146021 812000		0.00	25,000.00	25,000.00	0.00	0.00	
				2,750.00	25,000.00	22,250.00	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	
	WEST NINTH STREET								
2-36	A&E 504 COMPLIANCE	143001 812000		0.00	40,000.00	40,000.00	0.00	0.00	
2-36	504 COMPLIANCE	146021 812000		25,000.00	0.00	(25,000.00)	0.00	0.00	
				25,000.00	40,000.00	15,000.00	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	
	CARROLL APARTMENTS								
2-37	A&E 504 COMPLIANCE	143001 812000		1,100.00	0.00	(1,100.00)	0.00	0.00	
2-37	504 COMPLIANCE	146021 812000		0.00	25,000.00	25,000.00	0.00	0.00	
				1,100.00	25,000.00	23,900.00	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	A&E 504 COMPLIANCE	143001 812000		1,100.00	0.00	(1,100.00)	0.00	0.00	
2-38	504 COMPLIANCE	146021 812000		0.00	10,000.00	10,000.00	0.00	0.00	
				1,100.00	10,000.00	8,900.00	0.00	0.00	

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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	
	MARTIN LUTHER KING								
2-40	A&E 504 COMPLIANCE	143001 812000		0.00	40,000.00	40,000.00	0.00	0.00	
2-40	RELOCATION FOR 504	149501 812000		0.00	45,000.00	45,000.00	0.00	0.00	
				0.00	85,000.00	85,000.00	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	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-41	504 COMPLIANCE	146021 812000		40,000.00	0.00	(40,000.00)	0.00	0.00	
				40,000.00	0.00	(40,000.00)	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	
	WALNUT PARK								
2-42	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-42	504 COMPLIANCE	146021 812000		25,000.00	0.00	(25,000.00)	0.00	0.00	
2-42	RELOCATION FOR 504	149501 812000		0.00	23,000.00	23,000.00	0.00	0.00	
				25,000.00	23,000.00	(2,000.00)	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	
	AMORY STREET								
2-45	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-45	DWELLING CONSTRUCTION	146001 000000		9,000.00	0.00	(9,000.00)	0.00	0.00	
2-45	ELECTRICAL	146015 000000		0.00	30,000.00	30,000.00	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		0.00	300,000.00	300,000.00	0.00	0.00	
2-45	504 COMPLIANCE	146021 812000		980,300.00	443,000.00	(537,300.00)	0.00	0.00	
2-45	RELOCATION FOR 504	149501 812000		0.00	60,000.00	60,000.00	0.00	0.00	
				989,300.00	833,000.00	(156,300.00)	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	
	GENERAL WARREN								
2-47	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-47	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-47	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. 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	HVAC	146016 000000		0.00	100,000.00	100,000.00	0.00	0.00	
2-49	504 COMPLIANCE	146021 812000		775,000.00	557,000.00	(218,000.00)	0.00	0.00	
2-49	RELOCATION FOR 504 COMPLIANCE	149501 812000		0.00	40,000.00	40,000.00	0.00	0.00	
				775,000.00	697,000.00	(78,000.00)	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	
	ROCKLAND								
2-50	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-50	SITE FOR 504 COMPLIANCE	145011 812000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-50	RELOCATION FOR 504	149501 812000		0.00	45,000.00	45,000.00	0.00	0.00	
				10,000.00	45,000.00	35,000.00	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	
	CODMAN APARTMENTS								
2-51	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-51	RELOCATION FOR 504	149501 812000		0.00	45,000.00	45,000.00	0.00	0.00	
				8,600.00	45,000.00	36,400.00	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	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-52	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-52	RELOCATION FOR 504	149501 812000		0.00	60,000.00	60,000.00	0.00	0.00	
				0.00	60,000.00	60,000.00	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	
	ST. BOTOLPH								
2-53	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-53	HVAC	146016 000000		0.00	100,000.00	100,000.00	0.00	0.00	
2-53	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-53	RELOCATION FOR 504	149501 812000		0.00	48,000.00	48,000.00	0.00	0.00	
				0.00	148,000.00	148,000.00	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	
	PASCIUCCO								
2-54	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-54	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-54	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-54	RELOCATION FOR 504	149501 812000		0.00	0.00	0.00	0.00	0.00	
				0.00	20,000.00	20,000.00	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-P002-501-04 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	
	EVANS STREET								
2-55	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-P002-501-04 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	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-P002-501-04 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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-57	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-57	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-57	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
				8,600.00	20,000.00	11,400.00	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-P002-501-04 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 NEWTON STREET								
2-58	FIRE PROTECTION	146020 000000		0.00	291,350.00	291,350.00	0.00	0.00	
				0.00	291,350.00	291,350.00	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-P002-501-04 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	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-P002-501-04 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	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-61	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-61	504 COMPLIANCE	146021 812000		75,000.00	0.00	(75,000.00)	0.00	0.00	
				75,000.00	0.00	(75,000.00)	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-P002-501-04 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	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-62	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-62	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-62	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00	
				8,600.00	20,000.00	11,400.00	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-P002-501-04 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 FOR 504 COMPLIANCE	143001 812000		3,300.00	0.00	(3,300.00)	0.00	0.00	
2-70	504 COMPLIANCE	146021 812000		0.00	5,000.00	5,000.00	0.00	0.00	
				3,300.00	5,000.00	1,700.00	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-P002-501-04 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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-71	A&E FOR 504 COMPLIANCE	143001 812000		3,300.00	0.00	(3,300.00)	0.00	0.00	
2-71	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	23,000.00	23,000.00	0.00	0.00	
				11,900.00	23,000.00	11,100.00	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-P002-501-04 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 FOR 504 COMPLIANCE	143001 812000		4,400.00	0.00	(4,400.00)	0.00	0.00	
2-72	HVAC	146016 000000		0.00	20,000.00	20,000.00	0.00	0.00	
2-72	504 COMPLIANCE	146021 812000		0.00	30,000.00	30,000.00	0.00	0.00	
				4,400.00	50,000.00	45,600.00	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-P002-501-04 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	A&E FOR 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-77	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-77	504 COMPLIANCE	146021 812000		0.00	40,000.00	40,000.00	0.00	0.00	
				0.00	40,000.00	40,000.00	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-P002-501-04 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	A&E 504 COMPLIANCE	143001 812000		0.00	40,000.00	40,000.00	0.00	0.00	
2-82	ELEVATORS	146021 760000		85,000.00	160,000.00	75,000.00	0.00	0.00	
2-82	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	47,000.00	47,000.00	0.00	0.00	
				85,000.00	247,000.00	162,000.00	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-P002-501-04 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 COMPLIANCE	143001 812000		4,400.00	0.00	(4,400.00)	0.00	0.00	
2-83	504 COMPLIANCE	146021 812000		40,000.00	50,000.00	10,000.00	0.00	0.00	
				44,400.00	50,000.00	5,600.00	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-P002-501-04 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	CONSULTANTS	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-89	A&E 504 COMPLIANCE	143001 812000		0.00	100,000.00	100,000.00	0.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		0.00	250,000.00	250,000.00	0.00	0.00	
2-89	504 COMPLIANCE	146021 812000		363,321.00	100,000.00	(263,321.00)	0.00	0.00	
2-89	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	9,000.00	9,000.00	0.00	0.00	
				363,321.00	459,000.00	95,679.00	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-P002-501-04 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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-90	A&E 504 COMPLIANCE	143001 812000		3,300.00	0.00	(3,300.00)	0.00	0.00	
2-90	504 COMPLIANCE	146021 812000		0.00	40,000.00	40,000.00	0.00	0.00	
				3,300.00	40,000.00	36,700.00	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-P002-501-04 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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-93	LEAD PAINT REMOVAL	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-93	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-P002-501-04 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	ARCH & ENG	143001 000000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-95	ELEVATORS	146021 760000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-95	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-95	RELOCATION FOR 504 PROGRAM	149501 812000		5,000.00	0.00	(5,000.00)	0.00	0.00	
				65,000.00	0.00	(65,000.00)	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-P002-501-04 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	
	155 NORTH HAMPTON STREET								
2-98	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-98	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-98	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-98	NON DWELLING CONSTRUCTION	147001 000000		0.00	45,000.00	45,000.00	0.00	0.00	
				8,600.00	65,000.00	56,400.00	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-P002-501-04 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	CONSULTANTS 30	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-126	CONSTRUCTION REPS FOR 504	143001 741001		0.00	0.00	0.00	0.00	0.00	
2-126	A&E 504 COMPLIANCE	143001 812000		0.00	40,000.00	40,000.00	0.00	0.00	
2-126	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-126	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-126	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-126	NON DWELLING CONSTRUCTION	147001 000000		0.00	45,000.00	45,000.00	0.00	0.00	
				8,600.00	105,000.00	96,400.00	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-P002-501-04 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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-127	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-127	DWELLING CONSTRUCTION	146001 000000		8,600.00	0.00	(8,600.00)	0.00	0.00	
2-127	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-127	504 COMPLIANCE	146021 812000		0.00	20,000.00	20,000.00	0.00	0.00	
2-127	NON DWELLING CONSTRUCTION	147001 000000		0.00	45,000.00	45,000.00	0.00	0.00	
				8,600.00	65,000.00	56,400.00	0.00	0.00	

Boston Housing Authority

Obligated and Planned Uses of all Capital Funds, FY 00-04

As of May 31, 2005

Fiscal Year	Grant Amount	Obligated 5/31/2005	Unobligated 5/31/2005	Unobligated but Earmarked in PHA Plan	Available Capital Funds Balance	Planned Uses of Earmarked Funds
CFP						
00	$30,067,339	$30,067,339	$0	not applicable	$0	not applicable
01	$28,760,813	$28,760,813	$0	not applicable	$0	not applicable
02	$28,049,273	$28,049,273	$0	not applicable	$0	not applicable
				$65,460		1406 - planned FY06 equity transfer
				$25,000		1411 - FY06 audit
				$383,357		1430 - consultant, design and construction monitoring services
				$48,887		1450 - site improvements
				$2,580,429		1460 - 504 and building systems improvements
				$265,498		1465 - appliances for modernization projects
				$8,841		1470 - improvements to non-dwelling structures
				$1,049,554		1475 - central computer system upgrade, vehicles, office equipment
				$78,719		1495 - relocation expenses for mod. work
03-501	$21,776,822	$17,271,077	$4,505,745	$4,505,745	$0	Total
				$15,951		1450 - site improvements
				$91,640		1460 - 504 and building systems improvements
03-502	$5,077,513	$4,969,922	$107,591	$107,591	$0	Total
				$25,000		1411 - FY07 audit
				$861,556		1430 - consultant, design and construction monitoring services
				$143,375		1450 - site improvements
				$5,308,884		1460 - 504 and building systems improvements
				$135,000		1470 - improvements to non-dwelling structures
				$1,329,854		1475 - central computer system upgrade, vehicles, office equipment
				$690,000		1495 - relocation expenses for mod. work
				$12,117		1502 - Authority-wide contingency
04	$25,775,195	$17,269,409	$8,505,786	$8,505,786	$0	
Sub-Total	$139,506,955	$126,387,833	$13,119,122	$13,119,122	$0	
RHF						
00	$993,551	$993,551	$0	not applicable	$0	Maverick III/IV obligated at closing May 4, 2005
01	$3,005,618	$3,005,618	$0	not applicable	$0	Maverick III/IV obligated at closing May 4, 2005
02	$2,915,327	$2,915,327	$0	not applicable	$0	Maverick III/IV obligated at closing May 4, 2005
03	$1,139,649	$0	$1,139,649	$1,139,649	$0	Franklin Hill Redevelopment - HUD RHF Plan approval April 12, 2005
03-2	$1,123,746	$0	$1,123,746	$1,123,746	$0	Franklin Hill Redevelopment - HUD RHF Plan approval April 12, 2005
04	$1,458,761	$0	$1,458,761	$1,458,761	$0	Franklin Hill Redevelopment - HUD RHF Plan approval April 12, 2005
04-2	$1,386,008	$0	$1,386,008	$1,386,008	$0	Franklin Hill Redevelopment - HUD RHF Plan approval April 12, 2005
Sub-Total	$12,022,660	$6,914,496	$5,108,164	$5,108,164	$0	
Totals	$151,529,615	$133,302,329	$18,227,286	$18,227,286	$0	

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE		3,178,830	4,443,030	4,811,030	6,661,445
2-01	CHARLESTOWN		150,000	2,000,000	1,900,000	1,500,000
2-03	MISSION HILL					
2-04	LENOX STREET		200,000	0	400,000	3,445,000
2-05	ORCHARD PARK	**See**				
2-06	CATHEDRAL	**Annual**	2,250,000	445,000	0	0
2-07	HEATH STREET	**Statement**	1,000,000	730,000	450,000	100,000
2-08	MAVERICK					
2-09	FRANKLIN HILL		0	0	0	0
2-11	WHITTIER STREET		1,553,000	413,000	107,500	505,000
2-13	WASHINGTON-BEECH		0	139,000	777,500	1,410,000
2-14	ALICE H. TAYLOR		1,050,000	450,000	0	0
2-19	BROMLEY PARK		1,700,000	1,800,000	750,000	200,000
2-23	MARY ELLEN McCORMACK		194,000	1,000,000	2,650,000	0
2-24	OLD COLONY		300,000	0	0	0
2-58	W. NEWTON/RUTLAND/E. SPRINGFIELD STREETS		235,000	57,000	100,000	650,000
2-56	INFILL I / 2-59 INFILL II					
2-82	COMMONWEALTH		350,000	700,000	30,000	120,000
2-89	FRANKLIN FIELD		185,000	515,000	687,500	460,585
2-93	HIGHLAND PARK		283,700	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	44,000	0	49,000	0
2-27	ANNAPOLIS	**Annual**	82,000	0	308,000	0
2-28	ASHMONT	**Statement**	0	0	253,000	0
2-29	HOLGATE		132,000	0	124,000	0
2-30	FOLEY		485,000	0	22,000	0
2-32	GROVELAND		110,000	0	187,000	0
2-34	DAVISON		60,500	0	0	0
2-35	WASHINGTON STREET		0	0	220,000	26,000
2-36	WEST NINTH STREET		77,000	0	0	0
2-37	JOHN CARROLL		0	0	198,000	0
2-38	J. J. MEADE		0	110,000	55,000	110,000
2-40	MARTIN LUTHER KING JR. TOWERS		0		22,000	0
2-41	EVA WHITE		0	440,000	0	0
2-42	WALNUT PARK		0	220,000	99,000	0
2-45	AMORY STREET		415,000	0	88,000	40,000
2-47	GENERAL WARREN		22,000	0	0	0
2-49	TORRE UNIDAD		480,000	0	0	0
2-50	ROCKLAND		0	0	0	42,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-51	CODMAN		152,000	0	11,000	32,000
2-52	HERITAGE		70,000	165,000	55,000	0
2-53	ST. BOTOLPH STREET	**See**	0	165,000	253,000	0
2-54	PASCIUCCO	**Annual**	0	165,000	77,000	0
2-57	LOWER MILLS	**Statement**	70,000	165,000	165,000	22,000
2-61	AUSONIA		0	0	55,000	0
2-62	HASSAN		0	330,000	77,000	0
2-70	SPRING STREET		0	0	0	12,000
2-71	PATRICIA WHITE		103,000	77,000	253,000	0
2-72	ROSLYN		0	440,000	88,000	28,000
2-77	BELLFLOWER		0	220,000	5,000	0
2-83	PEABODY/ENGLEWOOD		70,000	165,000	3,000	0
2-90	JOSEPH C. MALONE		55,000	0	55,000	0
2-95	COMMONWEALTH ELDERLY		50,000	50,000	7,500	40,000
2-98	HAMPTON HOUSE		88,000	0	11,000	0
2-126	FREDERICK DOUGLASS		121,000	0	0	0
2-127	WASHINGTON MANOR		88,000	0	0	0

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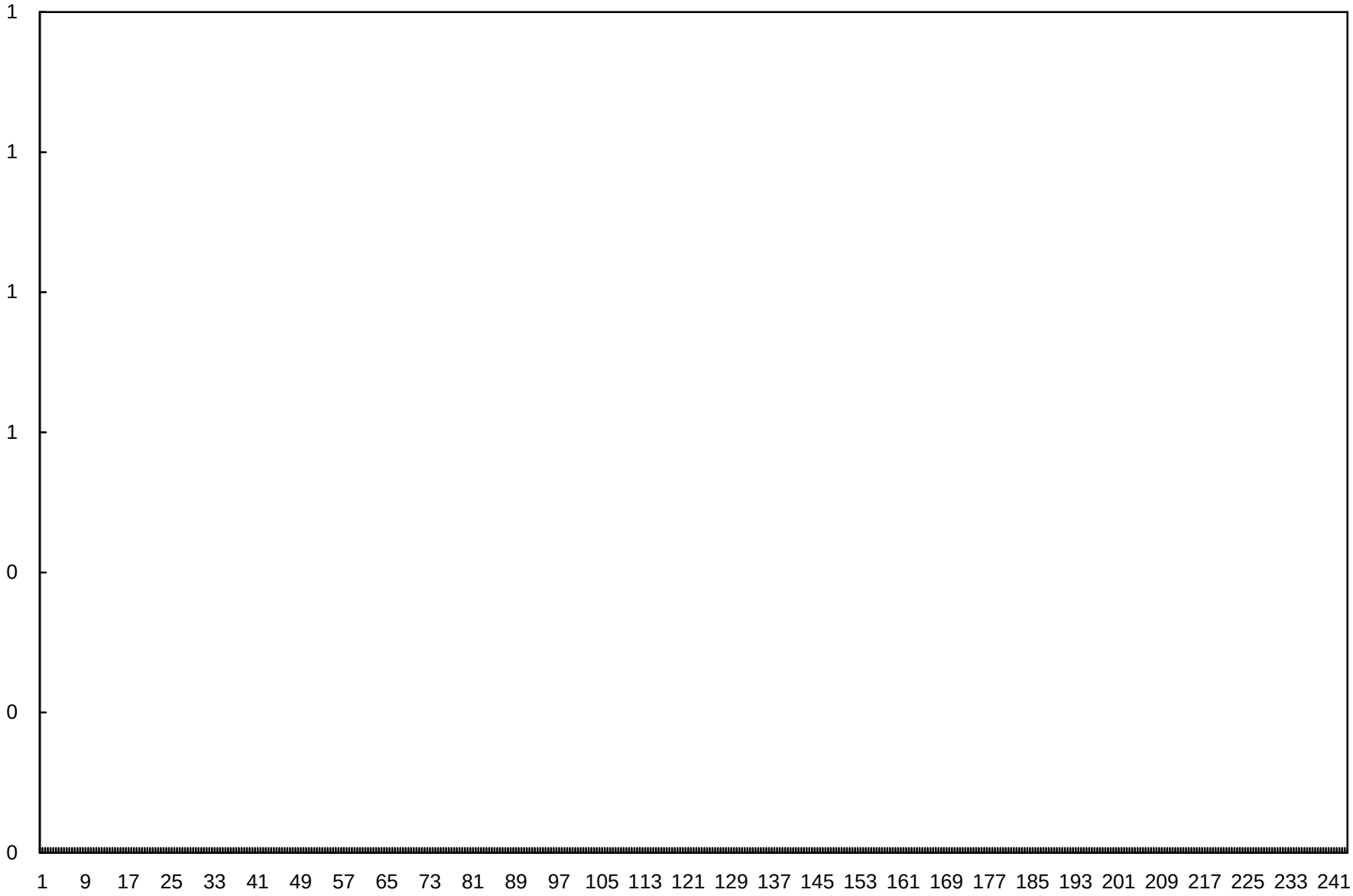
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
B. Physical Improvements Subtotal		**See Annual Statement**	13,818,030	14,489,030	13,592,030	14,950,030
C. Management Improvements			2,465,289	2,465,289	2,465,289	2,465,289
D. HA-Wide Nondwelling Structures & Equipment			203,317	173,317	173,317	223,317
E. Administration			2,552,520	2,552,520	2,552,520	2,552,520
F. Other			1,581,000	940,000	1,837,000	429,000
G. Operations			5,155,039	5,155,039	5,155,039	5,155,039
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development						
K. Total CFP Funds			25,775,195	25,775,195	25,775,195	25,775,195
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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-00	**AUTHORITY-WIDE**					
	CLERKS	**See**	390,000	390,000	390,000	390,000
	DEVELOPMENT CONSULTANT		200,000	200,000	200,000	200,000
	RELOCATION	**Annual**	72,000	72,000	72,000	72,000
	CONTINGENCY		1,606,830	781,030	1,064,030	1,539,445
		Statement				
	ELECTRICAL(Elderly)					
	A/E				25,000	
	Construction					400,000
	USTs/ ENVIRONMENTAL REMEDIATION					
	A/E		100,000	200,000	200,000	200,000
	Construction		150,000	250,000	250,000	250,000
	LEAD PAINT ABATEMENT					
	A/E		150,000	100,000	100,000	100,000
	Construction		500,000	500,000	500,000	500,000
	Relocation		10,000	10,000	10,000	10,000
	VACANT UNIT REHAB		0	1,290,000	1,500,000	1,500,000
	BASEMENTS		0	150,000	0	0
	504 COMPLIANCE (Family)		0	0	0	500,000
	504 COMPLIANCE (Elderly)		0	0	0	500,000
	UNIT MODERNIZATION		0	500,000	500,000	500,000
	Total		3,178,830	4,443,030	4,811,030	6,661,445

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-01	**CHARLESTOWN**					
	FIRE PROTECTION	**See**			200,000	550,000
	ELECTRICAL	**Annual**			100,000	400,000
	BASEMENTS	**Statement**			1,400,000	
	BUILDING EXTERIOR			2,000,000	200,000	550,000
	A/E		150,000			
	Total		150,000	2,000,000	1,900,000	1,500,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-03	**MISSION HILL**					
		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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-04	**LENOX STREET**					
	ELECTRICAL	**See**				2,445,000
	ROOFS	**Annual**			400,000	1,000,000
	A/E	**Statement**	200,000			
	Total		200,000	0	400,000	3,445,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-05	**ORCHARD PARK**					
		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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-06	**CATHEDRAL**					
	ELEVATORS			235,000		
	GENERATORS		250,000			
	UNIT REHAB	**See Annual Statement**	2,000,000	210,000		
	Total		2,250,000	445,000	0	0

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-07	**HEATH STREET**					
	HVAC	**See**				100,000
	BASEMENTS	**Annual**			300,000	
	ROOFS	**Statement**	1,000,000	700,000		
	FIRE PROTECTION					
	A/E			30,000	150,000	
	Total		1,000,000	730,000	450,000	100,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-09	**FRANKLIN HILL**					
	DEVELOPMENT	**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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-11	**WHITTIER STREET**					
	UNDERGROUND UTILITIES	**See**	150,000			
	HVAC	**Annual**	900,000			
	ELEVATORS	**Statement**	413,000	413,000		
	SITE					20,000
	FIRE PROTECTION		60,000			
	BASEMENTS					485,000
	A/E		30,000		107,500	
	Total		1,553,000	413,000	107,500	505,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-13	**WASHINGTON-BEECH**					
	ELECTRICAL	**See**				100,000
	ROOFS	**Annual**			600,000	1,000,000
	BASEMENTS	**Statement**				110,000
	BUILDING EXTERIOR					200,000
	A/E			139,000	177,500	
	Total		0	139,000	777,500	1,410,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-14	**ALICE H. TAYLOR**	**See**				
	ELEVATORS	**Annual**	910,000			
	FIRE PROTECTION	**Statement**		450,000		
	BUILDING EXTERIOR		90,000			
	A/E		50,000			
	Total		1,050,000	450,000	0	0

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-19	**BROMLEY PARK**					
	HVAC	**See**				100,000
	ELEVATORS	**Annual**	1,000,000	1,000,000		
	BASEMENTS	**Statement**			600,000	
	ROOFS		700,000	800,000		
	BUILDING EXTERIOR					100,000
	A/E				150,000	
	Total		1,700,000	1,800,000	750,000	200,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-23	**MARY ELLEN McCORMACK**	**See**				
	BASEMENTS	**Annual**			900,000	
	BUILDING EXTERIOR	**Statement**	54,000		1,750,000	
	HVAC			1,000,000		
	A/E		140,000			
	Total		194,000	1,000,000	2,650,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-24	**OLD COLONY**					
	BUILDING EXTERIOR	**See Annual Statement**	300,000			
	Total		300,000	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-58	**W. NEWTON / RUTLAND / E. SPRINGFIELD STREETS**					
	UNDERGROUND UTILITIES	**See Annual Statement**	160,000			
	FIRE PROTECTION				100,000	
	USTs		40,000			
	ROOFS					650,000
	A/E		35,000	57,000		
	Total		235,000	57,000	100,000	650,000

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-59	**INFILL II**	**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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-82	**COMMONWEALTH**					
	BUILDING EXTERIOR	**See**		500,000		
	FIRE PROTECTION	**Annual**		200,000		
	USTs	**Statement**	175,000			
	BASEMENTS					120,000
	A/E		175,000		30,000	
	Total		350,000	700,000	30,000	120,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-89	**FRANKLIN FIELD**					
	STAIRS		100,000			100,000
	ELECTRICAL	**See**		450,000		
	FIRE PROTECTION	**Annual**			650,000	
	BASEMENTS	**Statement**				360,585
	A/E		85,000	65,000	37,500	
	Total		185,000	515,000	687,500	460,585

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
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		45,000			
	Total		283,700	0	0	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-26	**MARGARET COLLINS**					
	BUILDING EXTERIOR	**See**	40,000		25,000	
	SITE IMPROVEMENTS	**Annual**			20,000	
	A/E	**Statement**	4,000		4,000	
	Total		44,000	0	49,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-27	**ANNAPOLIS**					
	STAIRS	**See**			210,000	
	BUILDING EXTERIOR	**Annual**	75,000		60,000	
	ELECTRICAL	**Statement**			10,000	
	A/E		7,000		28,000	
	Total		82,000	0	308,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-28	**ASHMONT**					
	STAIRS	**See**			190,000	
	ELECTRICAL	**Annual**			20,000	
	BUILDING ENVELOPE	**Statement**			20,000	
	A/E				23,000	
	Total		0	0	253,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-29	**HOLGATE**					
	BUILDING EXTERIOR	**See**	50,000			
	UNIT MODERNIZATION	**Annual**			40,000	
	SITE IMPROVEMENTS	**Statement**			50,000	
	FIRE PROTECTION		70,000			
	USTs				20,000	
	A/E		12,000		14,000	
	Total		132,000	0	124,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-30	**FOLEY**					
	BUILDING EXTERIOR	**See**	150,000			
	ELEVATORS	**Annual**	320,000			
	ELECTRICAL	**Statement**			20,000	
	A/E		15,000		2,000	
	Total		485,000	0	22,000	0

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Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-32	**GROVELAND**					
	BUILDING EXTERIOR	**See**	100,000			
	ELECTRICAL	**Annual**			50,000	
	UNIT MODERNIZATION	**Statement**				
	SEWERS				90,000	
	SITE				30,000	
	A/E		10,000		17,000	
	Total		110,000	0	187,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-34	**DAVISON**					
	BUILDING EXTERIOR	**See**	55,000			
	A/E	**Annual**	5,500			
		Statement				
	Total		60,500	0	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-35	**WASHINGTON STREET**					
	BUILDING ENVELOPE	**See**			130,000	
	BASEMENTS	**Annual**				25,000
	HVAC	**Statement**			50,000	
	ELECTRICAL				20,000	
	A/E				20,000	1,000
	Total		0	0	220,000	26,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-36	**WEST NINTH STREET**					
	BUILDING EXTERIOR	**See**	70,000			
	A/E	**Annual**	7,000			
		Statement				
	Total		77,000	0	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-37	**JOHN CARROLL**					
	UNIT MODERNIZATION	**See**			30,000	
	STAIRS	**Annual**			100,000	
	BUILDING EXTERIOR	**Statement**			50,000	
	A/E				18,000	
	Total		0	0	198,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-38	**J.J. MEADE**					
	BASEMENTS	**See**				100,000
	STAIRS	**Annual**			50,000	
	BUILDING EXTERIOR	**Statement**		100,000		
	A/E			10,000	5,000	10,000
	Total		0	110,000	55,000	110,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-40	**MLK TOWERS**					
	SITE IMPROVEMENTS	**See**			20,000	
	A/E	**Annual**			2,000	
		Statement				
	Total		0	0	22,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-41	**EVA WHITE**					
	BUILDING EXTERIOR	**See**		400,000		
	A/E	**Annual**		40,000		
		Statement				
	Total		0	440,000	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-42	**WALNUT PARK**					
	BUILDING EXTERIOR	**See**		200,000		
	ELECTRICAL	**Annual**			30,000	
	HVAC	**Statement**			60,000	
	A/E			20,000	9,000	
	Total		0	220,000	99,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-45	**AMORY STREET**					
	ELEVATORS	**See**	250,000			
	BUILDING EXTERIOR	**Annual**	150,000			
	STAIRS	**Statement**			50,000	40,000
	ELECTRICAL				30,000	
	A/E		15,000		8,000	
	Total		415,000	0	88,000	40,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-47	**GENERAL WARREN**					
	BUILDING EXTERIOR	**See**	20,000			
	A/E	**Annual**	2,000			
		Statement				
	Total		22,000	0	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-49	**TORRE UNIDAD**					
	ELEVATORS	**See**	370,000			
	BUILDING EXTERIOR	**Annual**	100,000			
	A/E	**Statement**	10,000			
	Total		480,000	0	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-50	**ROCKLAND**					
	SITE	**See**				30,000
	NON-RESIDENTIAL AREAS	**Annual**				10,000
	A/E	**Statement**				2,000
	Total		0	0	0	42,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-51	**CODMAN**					
	NON-RESIDENTIAL AREAS	**See**				10,000
	ELEVATORS	**Annual**	70,000			
	BUILDING EXTERIOR	**Statement**	75,000			
	SEWERS				10,000	
	SITE					20,000
	A/E		7,000		1,000	2,000
	Total		152,000	0	11,000	32,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-52	**HERITAGE**					
	ELEVATORS	**See**	70,000			
	BUILDING EXTERIOR	**Annual**		150,000		
	ELECTRICAL	**Statement**			50,000	
	A/E			15,000	5,000	
	Total		70,000	165,000	55,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-53	**ST. BOTOLPH STREET**					
	BUILDING EXTERIOR	**See**		150,000		
	ELECTRICAL	**Annual**			30,000	
	UNIT MODERNIZATION	**Statement**			200,000	
	A/E			15,000	23,000	
	Total		0	165,000	253,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-54	**PASCIUCCO**					
	BUILDING EXTERIOR	**See**		150,000		
	SITE	**Annual**			20,000	
	UNIT MODERNIZATION	**Statement**			50,000	
	A/E			15,000	7,000	
	Total		0	165,000	77,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-57	**LOWER MILLS**					
	ELECTRICAL				10,000	
	NON-RESIDENTIAL AREAS	**See**				10,000
	ELEVATORS	**Annual**	70,000			
	BUILDING EXTERIOR	**Statement**		150,000		
	UNIT MODERNIZATION				90,000	
	STAIRS				50,000	
	SITE					10,000
	A/E			15,000	15,000	2,000
	Total		70,000	165,000	165,000	22,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-61	**AUSONIA**					
	UNIT MODERNIZATION	**See**			50,000	
	A/E	**Annual**			5,000	
		Statement				
	Total		0	0	55,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-62	**HASSAN**					
	ELECTRICAL	**See**			50,000	
	BUILDING EXTERIOR	**Annual**		300,000		
	HVAC	**Statement**			20,000	
	A/E			30,000	7,000	
	Total		0	330,000	77,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-70	**SPRING STREET**					
	NON-RESIDENTIAL AREAS	**See**				10,000
	A/E	**Annual**				2,000
		Statement				
	Total		0	0	0	12,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-71	**PATRICIA WHITE**					
	BUILDING EXTERIOR	**See**		70,000	40,000	
	ELEVATORS	**Annual**	70,000			
	BUILDING EXTERIOR	**Statement**	30,000			
	UNIT MODERNIZATION				100,000	
	STAIRS				50,000	
	SEWERS				40,000	
	A/E		3,000	7,000	23,000	
	Total		103,000	77,000	253,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-72	**ROSLYN**					
	FIRE PROTECTION	**See**		250,000		
	SITE	**Annual**			50,000	
	BUILDING EXTERIOR	**Statement**		150,000		
	BASEMENTS					15,000
	ELETRICAL				20,000	
	SEWERS				10,000	
	NON-RESIDENTIAL AREAS					10,000
	A/E			40,000	8,000	3,000
	Total		0	440,000	88,000	28,000

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-77	**BELLFLOWER**					
	SITE	**See**			5,000	
	BUILDING EXTERIOR	**Annual**		200,000		
	A/E	**Statement**		20,000		
	Total		0	220,000	5,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-83	**PEABODY SQUARE**					
	ELEVATORS		70,000			
	SITE	**See**			3,000	
	BUILDING EXTERIOR	**Annual**		150,000		
	A/E	**Statement**		15,000		
	Total		70,000	165,000	3,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-90	**JOSEPH C. MALONE**					
	UNIT MODERNIZATION	**See**			50,000	
	BUILDING EXTERIOR	**Annual**	50,000			
	A/E	**Statement**	5,000		5,000	
	Total		55,000	0	55,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-95	**COMMONWEALTH ELDERLY**					
	FIRE PROTECTION	**See**		50,000		
	USTs	**Annual**	25,000			
	BASEMENTS	**Statement**				40,000
	A/E		25,000		7,500	
	Total		50,000	50,000	7,500	40,000

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-98	**HAMPTON HOUSE**					
	ELECTRICAL	**See**			10,000	
	BUILDING EXTERIOR	**Annual**	80,000			
	A/E	**Statement**	8,000		1,000	
	Total		88,000	0	11,000	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-126	**FREDERICK DOUGLASS**					
	BUILDING EXTERIOR	**See**	110,000			
	A/E	**Annual**	11,000			
		Statement				
	Total		121,000	0	0	0

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-127	**WASHINGTON MANOR**					
	BUILDING EXTERIOR	**See**	80,000			
	A/E	**Annual**	8,000			
		Statement				
	Total		88,000	0	0	0
			15,404,030	15,404,030	15,404,030	15,404,030

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
2-00	**PRODUCTIVITY IMPROVEMENTS**					
	COMPUTERS	**See**	99,625	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	**173,317**	**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		1,095,702	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
			2,465,289	**2,465,289**	**2,465,289**	**2,465,289**
	Total		**2,638,606**	**2,638,606**	**2,638,606**	**2,638,606**

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
	ADMINISTRATIVE					
2-00	OPERATIONS	**See**	5,155,039	5,155,039	5,155,039	5,155,039
2-00	ADMINISTRATION	**Annual**	2,577,520	2,577,520	2,577,520	2,577,520
		Statement				
	Total		7,732,559	7,732,559	7,732,559	7,732,559

FIVE-YEAR ACTION PLAN--FY05-FY09

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PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2005	Work Statement for Year 2 FFY 2006	Work Statement for Year 3 FFY 2007	Work Statement for Year 4 FFY 2008	Work Statement for Year 5 FFY 2009
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		25,775,195	25,775,195	25,775,195	25,775,195

Five-Five-Year Action Plan--FY05-FY09
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2005	Work Statement for Year 2 FFY 2006			Work Statement for Year 3 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide: Unit Rehab		0	MA2-00, HA-Wide: Basements		150,000
	MA2-00, HA-Wide: USTs			MA2-00, HA-Wide: Unit Rehab		1,290,000
	A&E		100,000			
	Construction		150,000	MA2-00, HA-Wide: USTs		
				A&E		200,000
	MA2-00, HA-Wide: Lead Paint Abatement			*Construction*		250,000
	A&E		150,000			
	Construction		500,000	MA2-00, HA-Wide: Lead Paint Abatement		
	Relocation		10,000	*A&E*		100,000
				Construction		500,000
				Relocation		10,000
	MA2-00, HA-Wide: Clerks		390,000			
	MA2-00, HA-Wide: Consultant		200,000			
	MA2-00, HA-Wide: Relocation		72,000	MA2-00, HA-Wide: Clerks		390,000
	MA2-00, HA-Wide: Contingency		1,606,830	MA2-00, HA-Wide: Consultant		200,000
			2,268,830	MA2-00, HA-Wide: Relocation		72,000
				MA2-00, HA-Wide: Contingency		781,030
	MA2-00, HA-Wide Prod. Imp.: Computers		99,625			1,443,030
	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.: Computers		99,625
			173,317	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		23,692
				MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000
						173,317
	Subtotal of Estimated Cost		2,897,147	Subtotal of Estimated Cost		2,866,347

Five-Five-Year Action Plan--FY05-FY09
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2005	Work Statement for Year 4 FFY 2008			Work Statement for Year 5 FFY 2009		
	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: Unit Rehab		1,500,000	MA2-00, HA-Wide: Unit Rehab		1,500,000
	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		100,000	*A&E*		100,000
	Construction		500,000	*Construction*		500,000
	Relocation		10,000	*Relocation*		10,000
	MA2-00, HA-Wide: Clerks		390,000	MA2-00, HA-Wide: 504 Comliance		
	MA2-00, HA-Wide: Consultant		200,000	*Family*		500,000
	MA2-00, HA-Wide: Relocation		72,000	*Elderly*		500,000
	MA2-00, HA-Wide: Contingency		1,064,030			
			4,286,030	MA2-00, HA-Wide: Clerks		390,000
				MA2-00, HA-Wide: Consultant		200,000
				MA2-00, HA-Wide: Relocation		72,000
	MA2-00, HA-Wide Prod. Imp.: Computers		99,625	MA2-00, HA-Wide: Contingency		1,539,445
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		23,692			5,761,445
	MA2-00, HA-Wide Prod. Imp.: Vehicles		50,000			
			173,317			
				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.: Vehicles		50,000
						173,317
	Subtotal of Estimated Cost		4,459,347	Subtotal of Estimated Cost		5,934,762

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See Annual Statement	MA2-01, Charlestown: A&E		150,000	MA2-01, Charlestown: Building Exterior		2,000,000
			150,000			2,000,000
	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
			0			0
	MA2-04, Lenox Street: A&E		100,000	MA2-04, Lenox Street		0
			100,000			0
	MA2-05, Orchard Park		0	MA2-05, Orchard Park		0
			0			0
	MA2-06, Cathedral: Generators		250,000	MA2-06, Cathedral: Elevators		235,000
	MA2-06, Cathedral: Unit Rehab		2,000,000	MA2-06, Cathedral: Unit Rehab		210,000
			2,250,000			445,000
	MA2-07, Heath Street: Roofs		1,000,000	MA2-07, Heath Street: Roofs		700,000
			1,000,000	MA2-07, Heath Street: A&E		30,000
						730,000
	MA2-08, Maverick: Development		0	MA2-08, Maverick: Development		0
			0			0
	MA2-09, Franklin Hill:		**0**	MA2-09, Franklin Hill:		0
			0			0
	Subtotal of Estimated Cost		3,500,000	Subtotal of Estimated Cost		3,175,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-01, Charlestown: Basements		1,400,000	MA2-01, Charlestown: Fire Protection		550,000
See	MA2-01, Charlestown: Fire Protection		200,000	MA2-01, Charlestown: Electrical		400,000
	MA2-01, Charlestown: Electrical		100,000	MA2-01, Charlestown: Building Exterior		550,000
	MA2-01, Charlestown: Building Exterior		200,000			1,500,000
			1,900,000			
				MA2-03, Mission Hill		0
Annual	MA2-03, Mission Hill		0			1,500,000
			0			
				MA2-04, Lenox Street: Electrical		2,445,000
	MA2-04, Lenox Street: Roofs		400,000	MA2-04, Lenox Street: Roofs		1,000,000
			400,000			3,445,000
	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: Basements		300,000	MA2-07, Heath Street: HVAC		100,000
	MA2-07, Heath Street: A&E		150,000			100,000
			450,000			
	MA2-08, Maverick: Development		0	MA2-08, Maverick: Development		0
			0			0
	MA2-09, Franklin Hill:		**0**	MA2-09, Franklin Hill:		0
			0			0
	Subtotal of Estimated Cost		2,750,000	Subtotal of Estimated Cost		6,120,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-11, Whittier Street: Underground Utilities		150,000	MA2-11, Whittier Street: Elevators		413,000
See	MA2-11, Whittier Street: Elevators		413,000			413,000
	MA2-11, Whittier Street: HVAC		900,000			
	MA2-11, Whittier Street: Fire Protection		60,000			
	MA2-11, Whittier Street: A&E		30,000			
			1,553,000			
Statement	MA2-13, Washington-Beech:		0	MA2-13, Washington-Beech: Building Exterior		139,000
			0			139,000
	MA2-14, Alice H. Taylor: Elevators		910,000	MA2-14, Alice H. Taylor: Fire Protection		450,000
	MA2-14, Alice H. Taylor: Building Exterior		90,000			450,000
	MA2-14, Alice H. Taylor: A/E		50,000			
			1,050,000			
	MA2-19, Bromley Park: Elevators		1,000,000	MA2-19, Bromley Park: Elevators		1,000,000
	MA2-19, Bromley Park: Roofs		700,000	MA2-19, Bromley Park: Roofs		800,000
			1,700,000			1,800,000
	MA2-23, M.E. McCormack: Building Exterior		54,000			
	MA2-23, M.E. McCormack: A&E		140,000	MA2-23, M.E. McCormack: HVAC		1,000,000
			194,000			1,000,000
	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		4,797,000	Subtotal of Estimated Cost		3,802,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-11, Whittier Street: A&E		107,500	MA2-11, Whittier Street: Site		20,000
			107,500	MA2-11, Whittier Street: Basements		485,000
						505,000
	MA2-13, Washington-Beech: Roofs		600,000	MA2-13, Washington-Beech: Electrical		100,000
	MA2-13, Washington-Beech: A&E		177,500	MA2-13, Washington-Beech: Roofs		1,000,000
			777,500	MA2-13, Washington-Beech: Basements		110,000
				MA2-13, Washington-Beech: Buiding Exterior		200,000
						1,410,000
	MA2-14, Alice H. Taylor		0	MA2-14, Alice H. Taylor		0
			0			0
	MA2-19, Bromley Park: Basements		600,000	MA2-19, Bromley Park: HVAC		100,000
	MA2-19, Bromley Park: A&E		150,000	MA2-19, Bromley Park: Buiding Exterior		100,000
			750,000			200,000
	MA2-23, M.E. McCormack: Building Exterior		1,750,000			
	MA2-23, M.E. McCormack: Basements		900,000	MA2-23, M.E. McCormack		0
			2,650,000			0
	MA2-24, Old Colony		0	MA2-24, Old Colony		0
			0			0
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	MA2-56, Infill I		0	MA2-56, Infill I		0
			0			0
	Subtotal of Estimated Cost		4,285,000	Subtotal of Estimated Cost		2,115,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual	MA2-58, W. Newton/Rutland/ E. Springfield: Underground Utiliti		160,000			
	MA2-58, W. Newton/Rutland/ E. Springfield: USTs		40,000	MA2-58, W. Newton/Rutland/ E. Springfield: A&E		57,000
	MA2-58, W. Newton/Rutland/ E. Springfield: A&E		35,000			57,000
			235,000			
	MA2-59,Infill II		0	MA2-59,Infill II		0
			0			0
	MA2-82, Commonwealth: USTs		175,000	MA2-82, Commonwealth: Building Exterior		500,000
	MA2-82, Commonwealth: A&E		175,000	MA2-82, Commonwealth: Fire Protection		200,000
			350,000			700,000
	MA2-89, Franklin Field: Stairs		100,000	MA2-89, Franklin Field: Electrical		450,000
	MA2-89, Franklin Field: A&E		85,000	MA2-89, Franklin Field: A&E		65,000
			185,000			515,000
	MA2-93, Highland Park: Roofs		10,000	MA2-93, Highland Park		0
	MA2-93, Highland Park: Building Exterior		78,700			0
	MA2-93, Highland Park: Electrical		20,000			
	MA2-93, Highland Park: Fire Protection		100,000			
	MA2-93, Highland Park: Non-Residential Areas		30,000			
	MA2-93, Highland Park: A&E		45,000			
			283,700			
	Subtotal of Estimated Cost		1,053,700	Subtotal of Estimated Cost		1,272,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-58, W. Newton/Rutland/ E. Springfield: Fire Protection		100,000	MA2-58, W. Newton/Rutland/ E. Springfield: Roofs		650,000
			100,000			650,000
	MA2-59,Infill II		0	MA2-59,Infill II		0
			0			0
	MA2-82, Commonwealth: A&E		30,000	MA2-82, Commonwealth: Basements		120,000
			30,000			120,000
	MA2-89, Franklin Field: Fire Protection		650,000	MA2-89, Franklin Field: Stairs		100,000
	MA2-89, Franklin Field: A&E		37,500	MA2-89, Franklin Field: Basements		360,585
			687,500			460,585
	MA2-93, Highland Park		0	MA2-93, Highland Park		0
			0			0
	Subtotal of Estimated Cost		817,500	Subtotal of Estimated Cost		1,230,585

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-26, Margaret Collins: Building Exterior		40,000			
	MA2-26, Margaret Collins: A/E		4,000	MA2-26, Margaret Collins		0
			44,000			0
	MA2-27, Annapolis: Building Exterior		75,000	MA2-27, Annapolis:		0
Statement	MA2-27, Annapolis: A&E		7,000			0
			82,000			
	MA2-29, Holgate: Building Exterior		50,000	MA2-28, Ashmont:		0
	MA2-29, Holgate: Fire Protection		70,000			0
	MA2-29, Holgate: A&E		12,000			
			132,000	MA2-29, Holgate		0
	MA2-30, Foley: Building Exterior		150,000			0
	MA2-30, Foley: Elevators		320,000			0
	MA2-30, Foley: A/E		15,000			
			485,000	MA2-30, Foley		0
	MA2-32, Groveland: Buiding Exterior		100,000			0
	MA2-32, Groveland: A/E		10,000			
			110,000	MA2-32, Groveland		0
	MA2-34, Davison: Building Exterior		55,000			0
	MA2-34, Davison: A/E		5,500			
			60,500	MA2-34, Davison		0
						0
	MA2-35, Washington St:		0	MA2-35, Washington St:		0
			0			0
	MA2-36, West Ninth St.: Building Exterior		70,000			
	MA2-36, West Ninth St.: A/E		7,000	MA2-36, West Ninth St.		0
			77,000			0
	MA2-37, John Carroll		0	MA2-37, John Carroll		0
			0			0
	Subtotal of Estimated Cost		990,500	Subtotal of Estimated Cost		0

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-26, Margaret Collins: Site		20,000			
	MA2-26, Margaret Collins: Building Exterior		25,000			
	MA2-26, Margaret Collins: A/E		4,000	MA2-26, Margaret Collins		0
			49,000			0
	MA2-27, Annapolis: Stairs		210,000			
	MA2-27, Annapolis: Building Exterior		60,000			
	MA2-27, Annapolis: Electrical		10,000			
	MA2-27, Annapolis: A/E		28,000	MA2-27, Annapolis		0
See			308,000			0
Annual	MA2-28, Ashmont: Stairs		190,000			
	MA2-28, Ashmont: Building Exterior		20,000			
Statement	MA2-28, Ashmont: Electrical		20,000			
	MA2-28, Ashmont: A/E		23,000	MA2-28, Ashmont		0
			253,000			0
	MA2-29, Holgate: Site		50,000			
	MA2-29, Holgate: Unit Modernization		40,000			
	MA2-29, Holgate: USTs		20,000			
	MA2-29, Holgate: A&E		14,000	MA2-29, Holgate:		0
			124,000			0
	MA2-30, Foley: Electrical		20,000			
	MA2-30, Foley: A/E		2,000	MA2-30, Foley		0
			22,000			0
	MA2-32, Groveland: Electrical		50,000			
	MA2-32, Groveland: Sewers		90,000			
	MA2-32, Groveland: Site		30,000			
	MA2-32, Groveland: A/E		17,000	MA2-32, Groveland:		0
			187,000			0
	MA2-35, Washington St: Building Exterior		130,000			
	MA2-35, Washington St: HVAC		50,000			
	MA2-35, Washington St: Electrical		20,000	MA2-35, Washington St: Basements		25,000
	MA2-35, Washington St: A/E		20,000	MA2-35, Washington St: A/E		1,000
			220,000			26,000
	MA2-37, John Carroll: Unit Modernization		30,000			
	MA2-37, John Carroll: Stairs		100,000			
	MA2-37, John Carroll: Building Exterior		50,000			
	MA2-37, John Carroll: A/E		18,000	MA2-37, John Carroll		0
			198,000			0
	Subtotal of Estimated Cost		1,351,000	Subtotal of Estimated Cost		26,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
				MA2-38, J.J. Mead: Building Exterior		100,000
	MA2-38, J.J. Mead:		0	MA2-38, J.J. Mead: A/E		10,000
			0			110,000
	MA2-40, MLK Towers		0	MA2-40, MLK Towers		0
			0			0
See						
				MA2-41, Eva White: Building Exterior		400,000
Annual	MA2-41, Eva White:		0	MA2-41, Eva White: A/E		40,000
			0			440,000
Statement				MA2-42, Walnut Park: Building Exterior		200,000
	MA2-42, Walnut Park		0	MA2-42, Walnut Park: A/E		20,000
			0			220,000
	MA2-45, Amory St.: Elevators		250,000			
	MA2-45, Amory St.: Building Exterior		150,000			
	MA2-45, Amory St.: A/E		15,000	MA2-45, Amory St.:		0
			415,000			0
	MA2-47, General Warren: Building Exterior		20,000			
	MA2-47, General Warren: A/E		2,000	MA2-47, General Warren:		0
			22,000			0
	MA2-49, Torre Unidad: Elevators		370,000			
	MA2-49, Torre Unidad: Building Exterior		100,000			
	MA2-49, Torre Unidad: A/E		10,000	MA2-49, Torre Unidad:		0
			480,000			0
	MA2-50, Rockland:		0	MA2-50, Rockland:		0
			0			0
	MA2-51, Codman: Elevators		70,000			
	MA2-51, Codman: Building Exterior		75,000			
	MA2-51, Codman: A/E		7,000	MA2-51, Codman		0
			152,000			0
				MA2-52, Heritage: Building Exterior		150,000
	MA2-52, Heritage: Elevators		70,000	MA2-52, Heritage: 504 Compliance		15,000
			70,000			165,000
	Subtotal of Estimated Cost		1,139,000	Subtotal of Estimated Cost		935,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MA2-38, J.J. Mead: Stairs		50,000	MA2-38, J.J. Mead: Basements		100,000
	MA2-38, J.J. Mead: A/E		5	MA2-38, J.J. Mead: A/E		10,000
			50,005			110,000
See	MA2-40, MLK Towers: Site		200,000			
	MA2-40, MLK Towers: A/E		2,000	MA2-40, MLK Towers		0
			202,000			0
	MA2-41, Eva White:		0	MA2-41, Eva White:		0
			0			0
	MA2-42, Walnut Park: Electrical		30,000			
Annual	MA2-42, Walnut Park: HVAC		60,000			
	MA2-42, Walnut Park: A/E		9,000	MA2-42, Walnut Park:		0
			99,000			0
	MA2-45, Amory St.: Stairs		50,000			
	MA2-45, Amory St.: Electrical		30,000			
	MA2-45, Amory St.: A/E		8,000	MA2-45, Amory St.: Stairs		40,000
			88,000			40,000
	MA2-47, General Warren		0	MA2-47, General Warren		0
			0			0
	MA2-49, Torre Unidad:		0	MA2-49, Torre Unidad:		0
			0			0
				MA2-50, Rockland: Site		30,000
				MA2-50, Rockland: Non-Residential Areas		10,000
	MA2-50, Rockland:		0	MA2-50, Rockland: A/E		2,000
			0			2,000
				MA2-51, Codman: Non-Residential Areas		10,000
	MA2-51, Codman: Sewers		10,000	MA2-51, Codman: Site		20,000
	MA2-51, Codman: A/E		1,000	MA2-51, Codman: A/E		2,000
			11,000			32,000
	MA2-52, Heritage: Electrical		50,000			
	MA2-52, Heritage:A/E		5,000	MA2-52, Heritage		0
			55,000			0
	Subtotal of Estimated Cost		505,005	Subtotal of Estimated Cost		204,000

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
				MA2-53, St. Botolph: Building Exterior		150,000
	MA2-53, St. Botolph:		0	MA2-53, St. Botolph: A/E		15,000
			0			165,000
See				MA2-54, Pasciucco: Building Exterior		150,000
	MA2-54, Pasciucco:		0	MA2-54, Pasciucco: A/E		15,000
Annual			0			165,000
				MA2-57, Lower Mills: Building Exterior		150,000
Statement	MA2-57, Lower Mills: Elevators		70,000	MA2-57, Lower Mills: A/E		15,000
			70,000			165,000
	MA2-61, Ausonia		0	MA2-61, Ausonia		0
			0			0
	MA2-62, Hassan		0	MA2-62, Hassan: Building Exterior		300,000
			0	MA2-62, Hassan: A/E		30,000
						330,000
	MA2-70, Spring Street		0	MA2-70, Spring Street		0
			0			0
	MA2-71, Patricia White: Elevators		70,000			
	MA2-71, Patricia White: Building Exterior		30,000	MA2-71, Patricia White: Building Exterior		70,000
	MA2-71, Patricia White: A/E		3,000	MA2-71, Patricia White: A/E		7,000
			103,000			77,000
				MA2-72, Roslyn: Fire Protection		250,000
				MA2-72, Roslyn: Building Exterior		150,000
	MA2-72, Roslyn		0	MA2-72, Roslyn: A/E		40,000
			0			440,000
				MA2-77, Bellflower: Building Exterior		200,000
	MA2-77, Bellflower		0	MA2-77, Bellflower: A/E		20,000
			0			220,000
	Subtotal of Estimated Cost		173,000	Subtotal of Estimated Cost		1,487,000

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Physical Needs Work Statement(s)
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY:2005	Work Statement for Year 4 FFY 2008			Work Statement for Year 5 FFY 2009		
	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: Electrical		30,000			
	MA2-53, St. Botolph: Unit Modernization		200,000			
	MA2-53, St. Botolph: A/E		23,000	MA2-53, St. Botolph		0
			253,000			0
	MA2-54, Pasciucco: Site		20,000			
	MA2-54, Pasciucco: Unit Modernization		50,000			
	MA2-54, Pasciucco: A/E		7,000	MA2-54, Pasciucco		0
			77,000			0
	MA2-57, Lower Mills: Electrical		10,000			
	MA2-57, Lower Mills: Unit Modernization		90,000	MA2-57, Lower Mills: Non-Residential Areas		10,000
	MA2-57, Lower Mills: Stairs		50,000	MA2-57, Lower Mills: Site		10,000
	MA2-57, Lower Mills: A/E		15,000	MA2-57, Lower Mills: A/E		2,000
			165,000			22,000
	MA2-61, Ausonia: Unit Modernization		50,000			
	MA2-61, Ausonia: A/E		5,000	MA2-61, Ausonia		0
			55,000			0
	MA2-62, Hassan: Electrical		50,000			
	MA2-62, Hassan: HVAC		20,000			
	MA2-62, Hassan: A/E		7,000	MA2-62, Hassan		0
			77,000			0
				MA2-70, Spring Street: Non-Residential Areas		10,000
	MA2-70, Spring Street		0	MA2-70, Spring Street: A/E		2,000
			0			12,000
	MA2-71, Patricia White: Building Exterior		40,000			
	MA2-71, Patricia White: Unit Modernization		100,000			
	MA2-71, Patricia White: Stairs		50,000	MA2-71, Patricia White: Basements		15,000
	MA2-71, Patricia White: Sewres		40,000	MA2-71, Patricia White: Non-Residential Areas		10,000
	MA2-71, Patricia White: A/E		23,000	MA2-71, Patricia White: A/E		3,000
			253,000			28,000
	MA2-72, Roslyn: Site		50,000			
	MA2-72, Roslyn: Electrical		20,000			
	MA2-72, Roslyn: Sewers		10,000			
	MA2-72, Roslyn: A/E		8,000	MA2-72, Roslyn		0
			88,000			0
	MA2-77, Bellflower: Site		5,000	MA2-77, Bellflower		0
			5,000			0
	Subtotal of Estimated Cost		858,000	Subtotal of Estimated Cost		62,000

Five-Five-Year Action Plan--FY05-FY09
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2005	Work Statement for Year 2 FFY 2006			Work Statement for Year 3 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
				MA2-83, Peabody Square: Building Exterior		150,000
	MA2-83, Peabody Square: Elevators		70,000	MA2-83, Peabody Square: A/E		15,000
			70,000			165,000
	MA2-90, Joseph C.Malone: Building Exterior		50,000	MA2-90, Joseph C.Malone		0
	MA2-90, Joseph C.Malone: A/E		5,000			0
See			55,000			
	MA2-95, Commonwealth Elderly: USTs		25,000			
Annual	MA2-95, Commonwealth Elderly: A&E		25,000	MA2-95, Commonwealth Elderly: Fire Protection		50,000
			50,000			50,000
	MA2-98, Hampton House: Building Exterior		80,000			
	MA2-98, Hampton House: A/E		8,000	MA2-98, Hampton House		0
			88,000			0
	MA2-126, Frederick Douglass: Building Exterior		110,000			
	MA2-126, Frederick Douglass: A/E		11,000	MA2-126, Frederick Douglass		0
			121,000			0
	MA2-127, Washington Manor: Building Exterior		80,000			
	MA2-127, Washington Manor: A/E		8,000	MA2-127, Washington Manor		0
			88,000			0
			209,000			0
	Subtotal of Estimated Cost		576,500	Subtotal of Estimated Cost		215,000

Five-Five-Year Action Plan--FY05-FY09
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2005	Work Statement for Year 4 FFY 2008			Work Statement for Year 5 FFY 2009		
	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	MA2-83, Peabody Square: Site		3,000	MA2-83, Peabody Square		0
			3,000			0
	MA2-90, Joseph C.Malone: Unit Modernization		50,000			
	MA2-90, Joseph C.Malone: A/E		5,000	MA2-90, Joseph C.Malone		0
			55,000			0
	MA2-95, Commonwealth Elderly: A/E		7,500	MA2-95, Commonwealth Elderly: Basements		40,000
			7,500			40,000
	MA2-98, Hampton House: Electrical		10,000			
	MA2-98, Hampton House: A/E		1,000	MA2-98, Hampton House		0
			11,000			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
	Subtotal of Estimated Cost		76,500	Subtotal of Estimated Cost		40,000

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Five-Year Action Plan--FY05
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program(CFP)

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

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY 2006			Work Statement for Year 3 FFY 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0	MA-200, HA-Wide Mgmt. Imp.: Youth Services		0
	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		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

form HUD-52834 (1/95)

Five-Year Action Plan--FY05
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program(CFP)

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

Work Statement	Work Statement for Year 4 FFY 2008			Work Statement for Year 5 FFY 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	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

form HUD-52834 (1/95)

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COMPONENT	COMMENT	RESPONSE
TABLE OF CONTENTS: PAGE 1 CAPITAL CONSTRUCTION: PAGES 1-10 CIVIL RIGHTS: PAGES 11-18 COMMUNICATIONS: PAGES 19-21 COMMUNITY SERVICES: PAGES 22-33 FISCAL: PAGE 34 HUMAN RESOURCES: PAGE 34 MIS: PAGE 35 MONITORING COMMITTEE: PAGES 35-36 OCCUPANCY: PAGES 37-43 OPERATIONS: PAGES 43-59 PLANNING: PAGES 59-70 PUBLIC SAFETY: PAGES 70-71 SECTION 8: PAGES 71-87		
CAPITAL CONSTRUCTION	BHA also needs to insure that necessary capital work related to safety is completed (lighting, locks, security cameras, etc.) so that residents can feel secure.	BHA agrees. Safety has been and will continue to be a top priority for available capital funding. Tenants and management need to then work together to prevent vandalism of newly-installed safety equipment.
CAPITAL CONSTRUCTION	Agency Plan P. 37: This refers to the Capital Fund Program Annual Statement (C.F.P.A.S), and gives BHA the option of either completing the CFP Annual Statement tables in the PHA Plan template or completing and attaching "a properly updated HUD-52837." -- has HUD-52837 been attached?	Yes. HUD 52837 (Annual Statement) consists of: Part I – Summary Part II – Supporting Pages Part III – Implementation Schedule

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	As appears from the summaries that GBLS prepared for the RAB on capital work, as well as a detailed analysis of the Performance and Evaluation reports and a comparison of this year's draft Annual Statement and projected 5-year plan for capital items, there are many, many changes that BHA has had to make in how it spends funds for capital improvements. The changes appear to be legitimate, and are often necessary because of changes in costs, or to insure that obligation and expenditure deadlines are met, or because a new item has priority (for example, the 504 work under the Voluntary Compliance Agreement with HUD) or an unanticipated emergency health or safety need has arisen. It is very difficult, however, for the RAB to dig through all of this and determine whether, on a development by development basis, BHA is remaining on course with commitments that it may have made to particular developments as to long-term repairs. If, for example, changes to the electrical system were identified as a priority for a development a number of years ago, but were postponed because of the need to complete 504 work, or to shift funds to another development for a need that was more of an emergency.	BHA reviews needs and priorities at all federal developments every year and adjusts the 5-year capital plan and budget accordingly as needed. As noted in the comment, many forces affect these decisions. Construction costs continue to escalate (labor rates, fuel and steel costs being just some examples), both capital and operating funding continues to shrink, building systems continue to age and outside regulatory requirements (such as the 504 VCA) must be addressed. To maximize the benefit of every capital dollar, since FY99 the Authority has prioritized needed capital projects on a city-wide basis rather than for each development individually. This approach better assures that the <u>most</u> critical needs throughout the portfolio will be identified and included in the next 5-year plan. The Authority does keep track of all high-priority projects even though some of these may be repeatedly postponed due to rising costs or the emergence of other even more critical needs.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	In addition, the capital budget covers all of BHA's many developments. The RAB has a limited number of representatives: those who are on the RAB from particular developments (such as Franklin Field, Whittier Street, St. Botolph, or Lower Mills) may be able to compare the capital documents with knowledge of what's occurred at the LTO level, and insure that it is consistent. But in many cases, the development does not have a RAB representative, and there is no way to be sure that the annual or five-year plan, or changes in funding, has been discussed with the LTO and reflects resident priorities. In light of these realities, there needs to be some simpler system for the RAB to know that the LTO "signed off" on changes and that original priority items will still be completed in a timely way–something that does not require the RAB and LTOs to wade through mounds of HUD reports and/or hire consultants to help assess the information.	BHA conducts the federal capital planning process each year during the late spring and summer months. The first part of this process is gathering and updating information for each development. BHA Capital Project Managers, the Development Management team and available LTO members meet together to review and update the capital needs at the development and to prioritize those needs per the city-wide standards. Secondly, this development-specific information is reviewed by BHA senior management in the Capital Construction and Operations departments for completeness and further prioritization. Lastly, the Capital Construction department estimates the full scope of work and all related soft and hard costs in order to plan as many of the projects as possible over the next five years. Tenant input is invaluable in putting together a complete understanding of each development's condition and "liveability". However, some developments do not have an active LTO that can participate in this process. Additionally, sometimes the BHA, as owner and professional property manager, must override LTO preferences to address health and safety needs or regulatory requirements. LTOs sign the Contract Requisition (along with BHA staff) to advertise for bids and on the Final Payment requisition at job close-out. LTO's also sign on the initial Needs Assessment for their own development as stated above.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	Page nine of your progress report says you have comprehensive grant programs. Are these for the staff, or are these for BHA residents? That's not quite clear to me who the comprehensive grants are for.	The Comprehensive Grant Program (CGP) was the name of the federal capital funding source from FY92 through FY99. Since FY00 the name has changed to Capital Fund Program (CFP). Both of these programs are intended primarily to fund capital improvement projects and associated costs at federal developments.
CAPITAL CONSTRUCTION	Progress Report P. 9: Under "Meet 100% obligation requirements of the BHA's Comprehensive Grant Program including 100% of the proposed life-safety improvements to the developments"--Safety–what does BHA consider "safety"?	"Life-safety" refers to lead abatement, removal of out-of-compliance underground oil storage tanks, fire protection systems, basement/crawl space safety (gas leaks, ventilation, asbestos removal, etc), exposed sewer breaks, stair repair, and hazardous materials storage sheds.
CAPITAL CONSTRUCTION	I thought all of the Cathedral vacancies were completed with money authorized by the Boston City Council from the sale of the Boston Police Department headquarters, in conjunction with the Mayor's Leading the Way initiative–see prior 5-year progress reports on vacancy reduction. Why are there so many vacancies now, and is this "double-counting" of funds?	There has been no "double-counting" of funds. The BHA used other funds to complete the renovations at Cathedral prior to the receipt of the proceeds from the sale of the D4 Police Station, and the sales proceeds reimbursed the BHA. Cathedral is running at normal vacancy turnover levels, and as new units continue to come on line, they are being occupied. (Note: The draft Capital Plan for Cathedral in the FY 05-07 years mistakenly described work as "Vacant Unit Rehab". This work should be described as "Unit Rehab". The work will take place in buildings C,E,F which still have the original electric service and Trigen steam heat.)
CAPITAL CONSTRUCTION	In comparing the Capital Fund proposal for 2005 with what was found in the 5-year plan for FY 2005 last year, it appears that unit modernization and site improvements were generally dropped as categories/priorities, but not for all developments. How did BHA decide when to retain these and when to drop them?	It is difficult to respond to this comment without specific examples. However, in general, BHA has had to postpone almost all capital projects except those related to completing the 504 VCA for FY05.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	The words "unit modernization" or "unit rehab", "site improvements", "building exterior", "dwelling construction", "non-dwelling", "non-residential", and even "fire protection" could mean very different things, and it's very hard to tell, from such general categories, what work is planned, whether it would cost that much, and how it should be prioritized. Is there a better way of getting information so comparisons can be made?	It is often difficult to know what the exact scope of work will be before a consultant is on board to do a detailed investigation of the problem. Given that the BHA must plan and get approval for capital projects (including the A/E) often several years in advance, using general terms allows flexibility to develop the work most effectively. For instance, building exterior leaks may be thought to be due to failing mortar but further investigation may reveal that failed window lintels, window caulking and parapet caps are the larger causes.
CAPITAL CONSTRUCTION	Costs of 504 relocation seem to vary drastically by development, and don't necessarily match up with other 504-related expenses at a development. Any explanation for this?	Relocation costs can vary by how many vacancies are obtained though natural attrition, size of family, whether one-way or two-way moves are required, incidentals, etc. These are hard to predict in advance.
CAPITAL CONSTRUCTION	Why were some 504 expenditures added and others taken away (other than the ones which have been explained to the RAB, such as the deletion of Whittier Street and the addition of some elderly/disabled sites)? There are some sites that are clearly inaccessible and where units can't be adapted (West Ninth Street)–what are the expenses there for?	It is difficult to answer this question without specific examples. As projects become more detailed and more current costing information becomes available budgets sometimes need to be revised (either up or down). Little in the 504 plan has been changed since the deletion of Whittier and the addition of some elderly/disabled sites. Even if a site is not getting accessible units (such as West Ninth St.), the existing common/public areas must be made as accessible as possible for visitors.
CAPITAL CONSTRUCTION	Shouldn't electrical be a priority before unit modernization and site improvements? However, this doesn't always seem to be the case.	Priority of an item depends on the exact nature of the deficiency. Some electrical deficiencies are more a major lifestyle inconvenience than a true safety hazard. Sometimes site restoration is required as a result of necessary underground utility improvements.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	If BHA plans to do work in several phases because there aren't enough modernization funds to complete the work–for example, 1/3 of a development's electrical system can be upgraded in one year, and the other two thirds in later years–is there a way to make sure that the reports the RAB receives explain this (for example, Phase I of 3 Phases). This is particularly important where the 2nd or 3rd Phases aren't picked up immediately in the next year.	Project phasing is difficult to report on the HUD forms. The Capital Construction Department (CCD) publishes a more "reader friendly" version of the HUD CFP 5-year plan (known internally as the Capital Budget Handbook) which usually provides this kind of information.
CAPITAL CONSTRUCTION	The RAB may need a consultant to help it analyze the capital budget and track changes. This is the kind of thing that task forces used to get funding for in the past. BHA can set aside part of the Capital Fund for tenant participation expenses to help tenants participate meaningfully in this process, and this is different than the $25/unit Operating Fund set-aside. This should be part of a RAB budget discussion.	The BHA would like to engage in a discussion with the RAB about its overall budget and use of funds. Funds for a capital consultant could be discussed at that time.
CAPITAL CONSTRUCTION	It appears that LTO's do have work meetings with BHA and contractors on ongoing work. However, what meetings are happening between LTO's and managers/BHA staff about modernization priorities each year for the Capital Plan? We know that Shirley Ransom invites LTO's to come down for a meeting with her earlier in the year (the RAB got notice of this), but attendance at these meetings has been poor. We believe the Local Tenant Participation Policy also requires meetings at the development level with the LTO's on priority setting. Are these happening? Are the LTO's getting regular reports back on how the funds are being spent?	As stated earlier, BHA Capital Project Managers, the Development Management team and available LTO members meet together in late spring/ early summer to review and update the capital needs at each development and to prioritize those needs per city-wide standards. This information from all developments is then synthesized by BHA senior management from Operations and Capital to create the new 5-year capital plan going forward. Information on current or recent projects can be found in the HUD Performance & Evaluation reports, or in CCD's Capital Budget Handbook which is distributed to all LTO's and the RAB after the new plan is finalized.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	While the PHA Capital Plan is for federal developments, it would be helpful to have a similar sharing of information with the RAB on state capital spending, since the RAB is the one place in which residents participate on these matters city-wide.	The Capital Construction Department can prepare a presentation to the RAB on state capital spending if that would be helpful.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION:	On the FY 05 Annual Statement, there were a number of questions/concerns: (A) Why is there no funding for Youth Services? (B) On Public Safety, how is the money spent? (C) For Family Services, why are there no funds? (D) On Rent Collection, what is the money used for, and whom do they hire (in addition to the managers and rent specialists already on staff)? (E) Why is Architects/Engineers listed twice (in the FY 2005 statement)?	(A): There has not been funding for Youth Services since HUD eliminated the Public Housing Drug Elimination Program (PHDEP) in 2002. Youth services have not been funded out of the Capital Program funds. There are insufficient funds to fully address even the most basic Capital improvement needs at BHA properties, leaving no resources for youth funding. (B): Public Safety funds are primarily spent on police officers and the public safety officers that staff the Elderly/Disabled division. (C): The BHA maintains a Community Services Department which does have limited family services staffing, funded through various sources, including Capital, Operating, and other grant funds. (D): The funding identified under "Rent Collection" in the MIP section of the Capital Program is used for staffing when legal action is required to enforce rent collection with residents that are in serious arrearage on rental payments. (E): BHA assumes this comment refers to page 1 of Part II of the FY05 Annual Statement. The first Arch/Eng item is for authority-wide LSP (Licensed Site Professional) services. The second Arch/Eng (Lead) is the consultant line dedicated specifically to lead abatement consulting services (testing, monitoring, etc.)

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	(F) Why are there three sets of consultants? Are they all from the same firm? What are they doing? Is there a reason this work couldn't be done in-house at the BHA? (G) Why are Computers and Computer Upgrade two separate categories? Couldn't BHA potentially get a better package by negotiating all of this with one vendor?	(F): Again BHA assumes this comment refers to page 1 of Part II of the FY05 Annual Statement. BHA employs many consultants to assist with specific knowledge areas on a temporary basis. The first two consultant lines on this page are for construction clerks, the first for typical capital construction and the second for 504-specific construction. These costs have been separated to assist with budgeting for the VCA. Typically such clerks are hired by the consulting A/E firm which is why this expense is classified as a "consultant" by HUD. BHA uses a combination of in-house and consultant clerks but all are budgeted to this line. The third consultant line, Consultant (Development), is for expertise to help BHA initiate development proposals such as a HOPE VI application. (G): Not necessarily—hardware and software are frequently separated in terms of procurement in order to get the best deal. The BHA is obligated to competitively bid all of its goods and services in any case, and will achieve competitive pricing.
CAPITAL CONSTRUCTION	We understand that residents can get 10% of the 20% of capital funds allocated for management improvements (for resident participation in the use of capital funds), but BHA doesn't do this. Shouldn't it do so?	The Capital funds are already stretched beyond capacity and cannot provide for resident or task force funding. Resident funds are available through the Tenant Participation Fund program as well as outside grant sources.

COMPONENT	COMMENT	RESPONSE
CAPITAL CONSTRUCTION	Annual Statement: Why is the Family Services category (1408) in the capital budget blank, and other categories (Elderly Services) are funded? Does this mean families in family public housing don't get services?	The BHA maintains a Community Services Department that does have limited family services staffing, funded through various sources, including Capital, Operating, and other grant funds. The primary goal is to help connect residents to appropriate services providers outside of the BHA, since the BHA cannot provide these services directly. We have been able to maintain an Elderly Services program primarily through ROSS funding.
CAPITAL CONSTRUCTION	Annual Statement: What is Risk Management (under Management Improvements)?	The Risk Management Center is charged with the responsibility of administering the Authority's exposure to risks on a daily basis. As such the center insures that all of the assets of the Authority are protected from loss or damage and protects the Authority from claims of negligence against it by all the persons who use or are on its property daily.
CAPITAL CONSTRUCTION	Annual Statement: Why is Rent Collection separately funded here? What's the manager's job?	The funds here support paralegal positions to follow up on nonpayment cases, to improve rent collection, and to strengthen eviction cases.
CAPITAL CONSTRUCTION	Annual Statement: Need to get rid of the Grievance Panel.	The BHA disagrees. The Grievance Panel performs a vital service. Can the commenter suggest any reforms to improve the Panel?
CAPITAL CONSTRUCTION	Annual Statement: What is meant by "Other"? This is over $10 million.	BHA does not understand this comment. There is no "Other" category in the Annual Statement.
CAPITAL CONSTRUCTION	Annual Statement: What do you mean about management improvements? Why does management need an area supervisor, a manager, a manager's aide, and another person?	Management Improvements is a set-aside in the public housing capital fund to be used for specific eligible activities that aid housing authorities in the management of day to day operations, for example funding for public safety officers and occupancy staff. The positions mentioned in the question are funded through the operating budget, not MIP funds.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	–*Goal: Ensure equal opportunity and affirmatively further fair housing* (p. 13: 5 Year Plan) The first bullet states that BHA will review HUD's Limited English Proficiency draft guidance and implement, as financial and administrative constraints permit, those steps necessary to assure that persons who are not proficient in English are able to fully access BHA programs. The issue is not merely access, but also utilization: tenants and participants who have Limited English Proficiency should also be able to fully utilize and negotiate BHA policies and procedures. There should be a written Plan, and an opportunity for tenants/participants and advocates (including Mayor's Office of New Bostonians) to be involved in the Plan, as well as a time frame for implementation. While a full plan is being developed, there are a number of practical steps that should be undertaken in the meantime, such as translation of standard eviction/termination notices, recertification notices for public housing and Section 8, etc.	The BHA is currently reviewing HUD's LEP guidelines, however they are only advisory in nature. Nonetheless, the BHA already provides significant assistance to clients with limited English proficiency, including translation and interpreter assistance, a translation advisory on communications with residents, and frequent translation of documents into Spanish. In addition, BHA is fortunate to have staff fluent in multiple languages. BHA recognizes the need but resources are limited.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	*Goal: Ensure equal opportunity and affirmatively further fair housing* (p. 13: 5 Year Plan) The second bullet establishes a goal of scheduling hearings within 30 days of receipt and issuing a decision within 15 business days of the close of the record for processing of appeals of denials for admission to public housing, Section 8 tenant selection, and Section 8 termination. This bullet probably belongs elsewhere in the 5-Year Plan: while the Office of Civil Rights holds hearings, the work here is more in the nature of customer satisfaction and avoidance of bureaucratic delay than a non-discriminatory living environment. We agree that the goals from the Dessources court case (for timely hearing and deciding public housing tenant selection appeals), and similar time frame for Section 8 admissions denials, should be incorporated into the 5-year plan.	BHA has moved the goal to customer satisfaction.
CIVIL RIGHTS	Whether the same time frame is needed for Section 8 terminations should be discussed. There should probably be a similar discussion on timeliness of public housing grievance decisions and appeals, and other types of Section 8 informal hearing requests. This doesn't solely apply to eviction cases, but may be more affirmative grievances–transfers, rent appeals, additions to household, reasonable accommodation requests, etc. Separate and apart from appeals, there also be time frames for timely processing of other requests BEFORE they hit any appeal process, such as transfers, reasonable accommodation requests, additions to the household, rent-related relief, etc.	Contact the BHA's Director of Civil Rights to initiate a discussion of this comment. Time standards for the processing of reasonable accommodations are contained in the Reasonable Accommodation in Housing Policy (RAHP).

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	The discrimination that falls under BHA Civil Rights has to be categorically racial, religious, sexual, disability, and age. If you're harassed, insulted, or treated in a demeaning manor – hostile, abuse, or even if you're lied about – and if it doesn't fall under one of those categories, BHA Civil Rights Department, from my experience, disregards it. It's dropped because it doesn't fall under those things. But, there are other types of discrimination. My experience is that I'm told to go to BHA staff people, specifically to the director of property management with the issues. I want to know why BHA does not address tenant harassment, tenant insults, tenant verbal abuse, especially with the respect to task forces? I myself am a former task force resident council president. I can honestly say no way was I ever in any manner discriminatory to anybody in my building, and we have a variety of different people from different walks of life there. The current task force members are hostile, and wield their authority over your head and you are one person but everybody around you doesn't want to support you, so you go to BHA; you call or you write a letter. And BHA says "Well, you're only one person," or, "We've heard from you before, but you're still only one person." I am not satisfied with the way BHA handles abuse, mistreatment, discrimination, harassment, coercion, and threats if it doesn't fall under that little category of BHA Civil Rights. So I wanted to go on record that I am involved with people in my particular development that are just a few, but we are going through tremendous coercion, threats, and almost like a tyrannical, dominating, dictatorial environment from this task force that we have. I can't do anything anymore because I'm not on it, but I wanted to go on record that we're not satisfied with that. The BHA needs to respond to letters in a timely manner, not four months later. As a matter of fact, what about when BHA staff violates their codes? We have a ton of tenant participation policies, we have HUD regulations. When BHA themselves violates those tenant codes and those violations are ignored when brought to their attention. And it's passed from level of BHA staff to another level of BHA staff all the way, and nobody does anything about it, I have a problem with that. And HUD needs to be really aware of this. I'm very glad that I have this opportunity to put this on record. So, I hope it might help somebody who heard this here tonight.	It is BHA Policy to respond to all client complaints in a thorough and timely manner. Complaints that are not related to civil rights are referred to the Operations Department or other appropriate department. All complaints regarding the function of local tenant organizations are handled by the Community Services Department for LTOs in family developments or by the Elderly/Disabled for LTOs in the Elderly/Disabled developments.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	Federal law also requires BHA to develop a Limited English Proficiency (LEP) policy for its housing programs, so that applicants and tenants/participants who are not proficient in English can fully utilize BHA programs and understand its policies and important notices that are received. We recognize that BHA has taken a number of steps to insure language access, including making translation available for RAB meetings and trainings so that Spanish, Haitian Creole, and Cape Verdean Creole speaking members can fully participate. However, more can be done. Standard "vital" notices (such as notices of private conference, eviction, rent changes, transfer, or action on applications) are not translated for LEP persons, nor is there any statement included that BHA will offer oral translation of such documents to LEP persons and how applicants/tenants can request this assistance. The RAB, as well as advocates for persons with limited English proficiency, should be involved in the development of this policy.	The BHA is currently reviewing HUD's LEP guidelines, however they are only advisory in nature. Nonetheless, the BHA already provides significant assistance to clients with limited English proficiency, including translation and interpreter assistance, a translation advisory on communications with residents, and frequent translation of documents into Spanish. In addition, BHA is fortunate to have staff fluent in multiple languages. BHA recognizes the need but resources are limited.
CIVIL RIGHTS	My recollection is that BHA is required to have periodic meetings with advocates regarding 504 progress, and to answer questions and solicit feedback on how BHA is doing. I believe that these meetings are supposed to take place roughly every six months. To the best of my information, it has been well over six months since BHA convened such a meeting, and it would be beneficial to do so soon.	The BHA convened advocate meetings on October 18, 2002, May 2, 2003 and March 25, 2004. The Director of Civil Rights who acts as the Compliance Monitor for the Access BHA Project determines when a meeting is necessary. The VCA recommends that meetings be held every 6 months or as necessary. The next advocate meeting will be held in Spring 2005. Immediate questions or concerns should be addressed to the Director of Civil Rights.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	Under the 1995 Superior Court consent judgment in Dessources v. BHA, BHA is required to schedule hearings and issue decisions in a timely manner on public housing tenant selection decisions (including denials of priority, withdrawals, and eligibility determinations). BHA's performance in this area improved sufficiently in 2003 so that it no longer needed to provide monthly progress reports, and reporting is due to end by early 2005. Unfortunately, there has been less than "substantial compliance" with the decree during the first half of 2004. Roughly 17% of hearings were not held in a timely manner, and roughly 18.5% of decisions were not timely issued. GBLS met with counsel for the BHA and the BHA's Director of Civil Rights. BHA has indicated that with new hiring it should be able to achieve substantial compliance for the latter half of 2004.	It is anticipated that the BHA will be in substantial compliance with the Agreement for the second half of 2004.
CIVIL RIGHTS	While BHA's obligations under the Dessources decree remain in effect, reporting obligations should end early next year. BHA has agreed to incorporate the Dessources standards into its goals for the FY 2005-2009 five year plan. Therefore, its progress reports should include information which can help track performance.	Counsel for the BHA can meet with counsel for GBLS to discuss what data should be incorporated into the current progress reports under Dessources.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	The Dessources decree only addresses timeliness for public housing tenant selection decisions, and does not cover Section 8 informal reviews or hearings or public housing grievance hearings. It is still important for BHA to provide such administrative review in a timely manner. Therefore, BHA should consider establishing time standards for each of these cases. While BHA has suggested including a standard for timely processing of Section 8 termination appeals, the time standards should apply to all classes of cases where applicants, participants, or tenants may be affected. It should include cases where residents/participants are requesting affirmative relief (such as addition of household members, changing rent, transfer requests, and reasonable accommodation requests), as well as those cases where BHA is taking adverse action (such as eviction and termination).	The BHA strives to provide timely hearings for both public housing and section 8 clients. Staff reductions due to reduced funding make this particularly challenging since the Office of Civil Rights processes approximately 2000 hearing requests each year.
CIVIL RIGHTS	Earlier this year, GBLS advised BHA's Office of Civil Rights (OCR) of the unique problem with delays in hearing and deciding Section 8 appeals involving mod rehab or Project-Based Voucher (PBV) units. In those cases, units were being left vacant for prolonged periods because of delay in disposing of appeals: the provider in many of these cases had approved the applicant for move-in, but could not execute a lease while BHA related issues (often associated with CORI and rehabilitation) were reviewed. OCR has indicated that it has established a new tracking system for these cases: the appeal forms are a different color than those used in other Section 8 appeals, and are expedited for review. We appreciate OCR's response.	The color coding system to identify priority Section 8 appeals involving mod-rehab and/or PBV has been implemented.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	Progress Report P. 17: On "Continue to implement Civil Rights Protection Plan"– Housing does not implement the protection plan. BHA often gives the name of who makes the complaint. What ways can there be to protect confidentiality of those who report wrongdoing?	BHA protects the privacy of all clients to the extent permitted by law. Complainants and participants in the investigation of any complaint are protected from retaliation by BHA Policy and applicable law. To the greatest extent possible the BHA investigates anonymous complaints.
CIVIL RIGHTS	Progress Report P. 18: Under "Continue to provide the following resident and employment training initiatives", and discussion of outreach to developments on diversity--Can the RAB use this for its own outreach to let residents know what we are?	The OCR staff conduct targeted outreach programs from both a proactive and responsive perspective. These programs are conducted by trained staff and have specific curriculum and goals. Although the OCR staff can distribute written materials on behalf of the RAB when appropriate, generally, RAB members cannot accompany staff during outreach programs. However, the OCR can include RAB members when community meetings are organized as part of outreach efforts or general civil rights information sessions. Depending upon the subject matter, RAB members are welcome to participate alongside OCR staff at these meetings.
CIVIL RIGHTS	Progress Report P. 20: Under "Implement reasonable accommodation procedure", discussion of biweekly meetings of the Reasonable Accommodation Committee (RAC)--Can the RAB go to these meetings and get information?	Since the Reasonable Accommodation Committee (RAC) issues specific decisions regarding client requests for accommodations, the content of these meetings must be kept confidential to protect the privacy of residents and applicants. The RAC reviews tenant information including confidential certifications from medical providers. All decisions are documented and issued in writing.

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	On p. 5, 5 Year Plan, under "Increase customer satisfaction: Analyze customer survey result generated by HUD and/or BHA, particularly the Resident Assessment Satisfaction Survey (RASS) and identify areas where BHA can improve its service; Seek funding to provide BHA newsletter in Spanish/English"–Comments: There is a basic need for English Speaking Programs to be provided for by HUD and/or BHA for non-English speaking residents."	The BHA does not have, nor has HUD provided, funds to be able to operate English Speaking Programs as suggested by the commenter. The BHA is currently reviewing HUD's LEP guidelines, however they are only advisory in nature. Nonetheless, the BHA already provides significant assistance to clients with limited English proficiency, including translation and interpreter assistance, a translation advisory on communications with residents, and frequent translation of documents into Spanish. In addition, BHA is fortunate to have staff fluent in multiple languages. BHA recognizes the need but resources are limited. Tenant Participation Funds have been used by LTO's to help address this issue.

COMPONENT	COMMENT	RESPONSE
COMMUNICATIONS	Members of the Reading Committee wanted to know what was meant by the first bullet under Improve Customer Satisfaction ("Continue internal and external customer service initiatives..."), in language that can be understood by the average tenant/participant. They thought that every resident and Section 8 participant should be surveyed every 2 years. The RAB should be involved in developing the survey. The Committee was also interested in knowing what may have been included in any past surveys by BHA, HUD, or DHCD.	BHA staff continues to identify areas in which it may be possible to provide better customer service for its constituency. For example, the BHA expanded the information and forms available to applicants on the website to make it easier for people to apply for housing. BHA also added a link on the website through which applicants could check their status. Continuing to make the website more useful for both applicants and residents is an ongoing customer service goal. Another example is the development of a Communications Protocol which directed staff to use particular formatting in written materials so that BHA disseminates information in a clear and accessible manner. BHA would like to gather more survey information from both residents and Section 8 participants, in part to be used as a tool to improve customer service, and hopes to do so as described in the Five Year Plan. The BHA plans to survey a random and statistically representative sampling of both residents and Section 8 participants regarding work orders and recertifications specifically. These surveys will occur periodically, with the time period still to be determined. However, it will not be possible to survey every resident and Section 8 participant due to lack of resources for such a large task. BHA will share a draft of the survey with the RAB for their review. Currently, HUD conducts an annual resident survey as part of the Public Housing Assessment System. A copy of the most recent survey questions and results are available in the Planning Library. In addition, in 2002, Atlantic Research and Consulting conducted a public safety survey of residents living in BHA elderly/disabled developments, the results of which are available in the Planning Library.

COMPONENT	COMMENT	RESPONSE
COMMUNICATIONS	BHA has proposed, at various points in the Public Housing Agency Plan, newsletters and other means of outreach for the RAB, LTOs, Section 8 participants, etc. As noted in the RAB Reading Committee comments on specific portions of the PHA plan, the RAB would encourage development of as many means of communication as possible so that public housing residents and Section 8 participants are aware of what's going on and can share their ideas/thoughts with BHA, the RAB, and representative groups. This could include: having a regular RAB column in the BHA's existing newsletter, and making sure that the newsletter is broadly distributed in developments; expanding on the Section 8 electronic newsletter suggestion and making it generally available to any BHA tenants or participants who have computer and Internet access; utilizing cable TV resources available to BHA for residents to communicate with each other; using non-electronic or other newsletters, mailings, surveys, and the like to communicate with Section 8 participants and public housing residents who don't have computer/Internet access.	The BHA agrees that outreach to residents and Section 8 participants is beneficial to all concerned. The BHA plans to continue to publish the BHA Today newsletter bimonthly and distribute it to all developments. In addition, free copies of the newsletter are placed in the Housing Service Center, and on floors 3, 4, and 5 at 52 Chauncy Street for residents and Section 8 participants to take. Copies are also sent to the LTOs and we will begin mailing them to the RAB and Monitoring Committee as well. Communications Department staff have worked with RAB members in the past on newsletter stories involving the RAB and can continue to do so. If the RAB would like to discuss the possibility/content of a regular column, the RAB should appoint a member to work on this and then contact the BHA Communications Director. A Section 8 electronic newsletter would be available on the website and would therefore be available to anyone with internet access, regardless of whether he or she is a participant in the program or not. The BHA does not intend to pursue a local access cable TV program at this time. Production of a regularly scheduled TV program takes a significant amount of time and resources, which the BHA feels would be better spent on initiatives such as those discussed above. However, cable access TV is open to the general public and the RAB should feel free to pursue this idea on its own if it chooses. The BHA does plan to conduct some non-electronic surveys, as is discussed in the previous comment and response.

COMPONENT	COMMENT	RESPONSE
COMMUNICATIONS	And also on page seven of the progress report, it states that BHA wants to utilize cable TV and other media. My question is: Can BHA residents, the task force, RAB, be involved in this? Can the RAB use this for outreach?	See answer above. At one time, the BHA was interested in pursuing the idea of producing a local access cable TV program. However, since that time, the Communications Director has decided that this is not the best way to conduct outreach with residents and voucher holders. However, BHA residents, the RAB, and LTOs could choose to investigate the possibility of using cable access TV for outreach on their own.
COMMUNICATIONS	Progress Report P.4: Under "Respond to customer survey results generated by HUD and/or BHA"--Customer survey results– can the RAB get this?	The Resident Assessment results are available in the Planning Library; see comment in previous response re: surveys.
COMMUNICATIONS	There is a reference to interdepartmental committees (last bullet) under Personnel and Operations Systems in the 5 Year Plan. What committees exist, what do they do, and who's on them? Any role for residents or participants or RAB members? How can residents/participants contact the committees if they think there's an issue that should be examined?	As issues arise at the BHA, staff sometimes establish an informal committee to work on a particular item. For example, there was a customer service committee that worked on developing the Communications Protocol. This committee is no longer meeting as the specific task it was working on was completed. The formation of committees is a very informal process that staff use when they need to work on an item that includes several overlapping departments. Other examples of interdepartmental committees include Executive Committee, Reasonable Accommodation Committee, and the Transfer Review Committee. If the RAB has issues that they would like the BHA to examine, that information should be given to the RAB's staff liaison and it will be discussed further with appropriate BHA staff.
COMMUNICATIONS	Progress Report P. 3: Under "Customer service program" BHA should keep in touch with each development as communications protocol.	The Communications Director, who is responding to this comment, is not sure what this comment means. However, it is being taken to mean that there is a concern that some development staff may not be following the Communications Protocol. This has been taken under advisement and staff will be reminded of their responsibility to follow the Communications Protocol.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	On p. 10, 5 Year Plan, what's the list of organizations participating in the Earned Income Tax Credit and Financial Literacy Campaign? How many residents are participating in this?	Each year the BHA conducts outreach to residents at all the Family Developments notifying them about the Earned Income Tax Credit (EITC) and free tax preparation sites. We also provide this information to LTOs so that they may become more involved in the Coalition's activities and encourage their members to participate and help to spread the word. Since 2002, the BHA has been an active member of the Boston Earned Income Tax Credit Campaign, which includes a broad range of city, state and federal government organizations, regulators, foundations, non-profits and community-based organizations (CBO's), as well as the business community. For more information on the Coalition, see www.bostontaxhelp.org. Last year's campaign provided free tax preparation services to 388 BHA residents. NOTE: This year's Campaign notice is being mailed the week of December 27, 2004 and contains the list of all the free tax preparation sites. NOTE: This information is also provided to the Section 8 residents including the Self-Sufficiency Program participants.
COMMUNITY SERVICES	On p. 11, 5 Year Plan, under "Provide assistance to residents who wish to learn how to start their own businesses through partnerships with local entrepreneurship programs", show list of programs available to residents.	The Center for Women and Enterprise, the Small Business Administration (SCORE), and Jewish Vocational Service in Boston all provide entrepreneurship programming and/or information. Residents may also get information about starting their own business at the One Stop Career Centers – Boston Career Link, JobNet and The Work Place.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	On p. 11, 5 Year Plan, is Family Self-Sufficiency just for Section 8? How and when will this be expanded to public housing? What are the benefits for residents?	Currently the Family Self Sufficiency Program is available at the BHA for Section 8. The BHA is looking into the feasibility of expanding this program to public housing residents. One of the primary constraints is finding the financial resources to operate the program. BHA will carefully review the requirements if funding is made available through the HUD NOFA 2005 process. Some of the benefits to residents include assistance for saving toward home ownership, counseling and funding to support other self-sufficiency activities such as attending college.
COMMUNITY SERVICES	On p. 11, 5 Year Plan, under discussion of the Workforce Investment Board, we'd like a copy of the Memorandum of Agreement. Where are the services? What type of services? Will LTO's be part of the mechanism?	The MOA is available for review in the Planning Department Library as well as at the Community Services Department. The services include employment, training and career advancement services that are provided through the One-Stop Career Centers in Boston – Boston Career Link, JobNet, and The Work Place. This MOA has been the vehicle for ensuring that BHA residents gain access to those services. The LTOs have been instrumental in working with CSD to run job fairs and training fairs for interested job seekers. In the past, we have held 2 citywide job fairs on behalf of BHA residents as well as one in Brighton, Dorchester and South Boston. This agreement is also providing satellite career center services to BHA residents in the Roslindale and surrounding developments. NOTE: Section 8 residents as well as public housing residents have been included in the job & training fairs.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	On p. 11, 5 Year Plan, under "Continue to seek funding to increase supportive services", what's the budget and where is money going to?	The BHA 's budget for the employment-related supportive services includes our current ROSS grant, which is due to be completed in September 2005 and those funds are generally targeted to provide services to the Lower Roxbury, Roslindale and Dorchester developments. The other major source of funding is a grant from the Institute for Community Inclusion/UMass-Boston to provide job placement assistance to residents with disabilities. The program is open to all eligible BHA residents and Section 8 tenants.
COMMUNITY SERVICES	On p. 15, 5 Year Plan, under "Continue to recognize current and approved LTO role to review and advise on new and amended BHA Policy", RAB needs to be included together with LTO's.	The BHA agrees that the RAB and LTOs should continue to be a part of the process of revising and amending the BHA's policies.
COMMUNITY SERVICES	On p. 15, 5 Year Plan, under "Update and revise existing tenant participation policy", a draft for discussion should be given to the RAB and LTO's prior to implementation. Is this on the table now to be revised?	The BHA is currently preparing a revised tenant participation policy and hopes to have a draft available for review and comment by the Spring of 2005. We anticipate the active involvement of the RAB, LTOs and other interested parties including representatives from the Advocacy Community who were a part of earlier BHA efforts to update the implementation of the Tenant Participation Funds, prior to the formal review and comment period, including a meeting with the RAB.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	The RAB wants to insure that there is an adequate tenant participation process for major changes in BHA policy over the next few years. There are a number of topics which are likely to need a lot of discussion with residents, and a full and fair airing of both resident and BHA concerns. In the past, BHA occasionally moved forward with implementing changes (such as on flat rent amounts) without giving sufficient time to consider comments. The 30-day comment period found in HUD regulations and BHA's Local Tenant Participation Policy, while sufficient for some policy changes, is not sufficient for these larger changes. In addition, the RAB wants to insure that there is actual negotiation –give and take –over these larger policies, rather than simply "notice and comment". Examples we can think of include: changes in flat rent policy; any changes in the Designated Housing Plan (beyond the simple two-year extension sought by BHA late this year); a revised comprehensive Section 8 administrative plan; and any implementation of income limits for continued occupancy in public housing.	Various policies and regulation, emanating from HUD, DHCD, other regulatory agencies, as well as the BHA, require various processes and timelines, and it is not possible to allow for 60 days notice in all cases. However, in response to the comment, the BHA will always endeavor to provide as much notice as possible. In the case of significant changes to the Agency Plan, we typically discuss these changes in advance of the 45-day comment period.
COMMUNITY SERVICES	Continue to provide resident and employment training initiatives (p. 11) of 5 Year Plan. We need a copy of these documents. How, when, and where? Need an explanation.	The primary document referred to here is the MOA with the Workforce Investment Board, which is available in the Planning Department Library as well as in the Community Services Department. The MOA ensures that BHA residents should have access to the services provided by the 3 Boston One-Stop Career Centers and focuses primarily on employment, training and career enhancement services.
COMMUNITY SERVICES	I think the RAB Board should be involved in putting a comprehensive community participation process to assure that all significant BHA policies receive appropriate review and recommendation. (p. 15: 5 Year Plan)	The BHA is committed to active resident involvement in the operation of its public housing and thus agrees that the RAB and LTOs should be involved with the review and recommendation of its policies.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	*Continue to recognize current and approved LTO role to review and advise on new and amended BHA policy*. (p. 15: 5 Year Plan) --LTOs have not been involved in this process.	The BHA has involved the LTOs in this process and will continue to notify LTOs of changes to its policies as well as inviting their input and participation in the future.
COMMUNITY SERVICES	*Update and revise existing tenant participation policy* (p. 15: 5 Year Plan). –LTOs have not been involved in this process.	See the above response.
COMMUNITY SERVICES	In addition, even if there has been a lengthy process to consult/negotiate with residents, once BHA has decided to implement any policies that could have an adverse impact on residents, it should give lengthy advance notice of the policy change so that residents can plan accordingly. For example, RAB members suggest a 90-day advance notice period as to what the new flat rents will be before they are charged.	Various policies and regulation, emanating from HUD, DHCD, other regulatory agencies, as well as the BHA, require various processes and timelines, and it is not possible to allow for 90 days notice in all cases. However, in response to the comment, the BHA will always endeavor to provide as much notice as possible. In the case of significant changes to the Agency Plan, we typically discuss these changes in advance of the 45-day comment period.
COMMUNITY SERVICES	The RAB comments that in the past the time allowed between notifying residents that the flat rents were going to be updated and when the rent change actually took place was inadequate. The RAB requests that the BHA have a lengthy comments period 60 – 90 days, and give a 90 day notice of what the new flat rent will be to residents.	The BHA will take the comment under advisement.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	As part of its regular comments on the PHA Plan, the RAB has wanted to make sure that BHA is taking steps to assist LTOs to come into compliance with tenant participation requirements, so that: (a) they can be recognized by BHA; and (b) they can be funded by BHA. In addition, under the RAB bylaws, and consistent with federal law, only recognized LTOs, or those that are conditionally approved while they come into compliance, are authorized to nominate representatives to the RAB.	CSD and Elderly division staff have provided at least annual group training as well as on-going written and verbal communication with LTOs regarding their status and ways that they can bring their organizations into compliance. The BHA is also open to recommendations from the RAB and LTOs as to ways in which the BHA can further enhance this process. We are available to discuss this issue and any proposed actions in order to ensure appropriate cross-portfolio representation. With respect to the RAB's bylaws, the RAB may wish to review the nominations process. NOTE: The BHA has been working with GBLS and the Committee for Boston Public Housing on issues related to the elections and recognition process and anticipates further work on this area in 2005.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	There has been some success this year in increasing the number of "recognized" LTOs. Letters went out this fall to three federal developments and three state developments granting recognition. However, getting and keeping LTOs in compliance with current tenant participation requirements requires significant resources. Many of the BHA's developments are multi-lingual, and for residents of all groups to meaningfully participate in the election, there must be translation resources throughout the process, from soliciting of nominees through the running of the election. Similarly, the RAB elections that occur every two years under its bylaws also require significant resources to make sure that LTOs and Section 8 participants get notice, understand what is required, and can participate in the process. Adequate funding is necessary so that this can be done properly.	The BHA agrees that significant resources are necessary in order to fully meet the requirements of the elections/recognition process. We also recognize that this is a significant challenge in a multi-lingual environment. In some cases, the BHA has used unspent Tenant Participation Funds to help conduct effective elections, such as at the Charlestown development.
COMMUNITY SERVICES	There is some question about whether the current Local Tenant Participation Policy needs to be revamped. Several of the requirements in the policy stem from a detailed PIH notice from the mid-1990's, and it is not clear that this notice reflects current HUD thinking on what is required. It has been difficult for volunteer task forces, without significant help from outside agencies, to comply with all of these elements. The RAB understands that BHA is thinking about revising its Local Tenant Participation Policy.	The BHA is in the process of revising its Tenant Participation Policy and staff anticipate the active involvement of the RAB, LTOs and other interested parties including representatives from the Advocacy Community, prior to the formal review and comment period, including a meeting with the RAB.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	In addition, in the fall of 2004, the RAB heard from some LTOs that BHA had made changes in the MOAs for TPF without negotiating these with a representative body of residents. Without delving into the question of why this happened, steps should be taken now to insure that this doesn't happen further.	When the MOA was presented to the LTOs they were advised to get back to the BHA with any questions or comments. The BHA did not preclude LTOs from negotiating with the BHA, nor did it keep LTOs from sharing the MOAs with legal counsel. BHA staff are not aware that any comments or questions were raised by LTOs during that time. Upon receiving signed MOAs, staff proceeded to implement the agreement.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	I have a pet project for the Resident Advisory Board, and it's called the TPF fund. I don't know if you heard about it, but the TPF fund is the Tenants Participation Fund that is mandated by HUD, the Housing Urban and Development, that they give $25 to the residents of public housing, or BHA. The question is: What is the tenant participation fund? But the tenant participation money that the Housing and Urban Development gives to us, we have to do certain things to get it. We have to first of all organize your development into having a task force, or a tenant council. You have to have a president, a vice president, a secretary, and a treasurer. How do you use the money? They money that they give you is to help you setup your task force: Computer, faxes, copiers, printers; all the things for you to communicate. It pays for your Internet access, so that you can communicate with BHA, HUD, anybody, other tenant task forces mainly. I have one more little thing that in order to get the money, you have to do what they call a memorandum of agreement. Your memorandum of agreement is like a binding document. You say, "This is what I want to do with the money that you're going to give me," and they give you the money. When they pay $25 per unit, it's saying that there can be five people in a unit, but you're going to get $25 per unit of your whole development in one lump sum. We get $3,500. It's not much, but it's more than we had. We got exercise equipment for the elderly. We got computer system setup. They have Internet access. We have new conference tables. And to me, that's a lot that wasn't there when I got there.	It sounds as though this LTO has been successful in utilizing its tenant participation funds and the BHA encourages LTOs to communicate with one another around the ways in which they are using the funds as well as to work with BHA staff to ensure that these funds are being used according to HUD guidelines. Going forward, the LTOs will need to review the spending guidelines and make informed decisions on the needs of all residents as they relate to TFP funds. These funds are made available to the tenants for residents to participate with their fellow residents and to advance this knowledge base on building community at the Developments.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	As in the past, BHA should assist LTOs get in a position so they can be recognized and be funded. The RAB would likely regular reports on this (perhaps quarterly), indicating how many LTOs are recognized and funded, how many are not, and what steps are needed to help unrecognized/unfunded LTOs get recognition/funding.	LTO Board members (both recognized and not-recognized) are able to contact the BHA (CSD, Elderly) to answer questions related to recognition status and the funding. BHA has been and remains open to dialogue with all the different parties in the BHA tenant participation process (advocates, residents, and other interested parties). To continue TPF education, the BHA will have a session on January 11, 2005. BHA can provide regular reports on LTO recognition, not more than twice a year. Additionally, the RAB is encouraged to connect with LTOs directly to learn from them about their particular points of view, not only about the recognition process but about other areas of information that the RAB feels it needs.
COMMUNITY SERVICES	Once the BHA has completed internal discussions on possible changes in the Local Tenant Participation Policy, staff should meet with the RAB to present their thinking before the policy is sent out for resident/LTO review and comment– perhaps in early 2005. (As mentioned above, this is a major policy change, so more than just "30 day notice and comment" should be provided, and there may need to be a number of sessions and additional time before a final policy is articulated.)	Our plan is to involve the RAB and LTOs on the policy discussion in advance of a 30-day comment period, including a meeting with the RAB.
COMMUNITY SERVICES	BHA should make sure that if MOAs on TPF are being changed in any substantial way, that there is advance notice of this to all LTOs, so LTOs can collectively decide whether they wish to negotiate over these changes with the BHA through a representative group of residents.	BHA staff provided LTOs with opportunity to negotiate previous MOAs and the BHA continues to allow the LTOs to negotiate changes to the MOAs either individually or through a representative group of residents.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	Progress Report P. 13: Under "Provide assistance to residents who wish to learn how to start their own businesses", is this related to Section 8 homeownership and resident opportunity support? What are the specifics?	The BHA works with the following organizations who can provide information to individuals who are interested in starting their own businesses: The Center for Women and Enterprise, the Small Business Administration (SCORE), and Jewish Vocational Service in Boston, and the One Stop Career Centers – Boston Career Link, JobNet and The Work Place. This is not related to homeownership.
COMMUNITY SERVICES	Page 16 of the progress report: We were told that the ROSS grant was cut. I think this will have an adverse effect on the quality of life. Was the 2004 ROSS grant application funded?	The ROSS grant has not been cut. The BHA's Community Services Department has ROSS funding through September 2005 and we are awaiting a response from HUD on the outcome of our ROSS 2004 application, in which we requested an additional 3 years of funds.

COMPONENT	COMMENT	RESPONSE
COMMUNITY SERVICES	Progress Report P. 15: Under "Continue to implement and manage the Resident Service Program at all Elderly/Disabled Program sites"--Resident Service Program–need more elderly services and child care services at each development.	The Elderly and Disabled Housing Program's Resident Services continue to be funded by the ROSS grant and MIP. There are currently 7 Resident Service Coordinators, 1 Senior Resident Service Coordinator and a Director of Resident Services. We are developing a more comprehensive approach to service delivery by assigning a supervisor to each Region. The supervisor will be responsible for the Coordinators in their Region and will work closely with the Regional Manager. With enhanced supervision and improved communication, we will strive to improve service delivery to the residents. In addition, we have partnerships with several service agencies throughout the City which are the entities used to hire Resident Service Coordinators for 4 in-house sites and 8 privately managed Elderly Program sites. These sites will also be assigned to a Regional Supervisor who will monitor and evaluate the service agencies' performance. While the BHA understands that there is a need for additional child care services at each development, we must also balance that need against the need for providing housing to the people who are on waiting lists. To acknowledge these competing demands, the BHA works with such partners as ABCD's Child Care Choices of Boston to provide residents with access to current information about nearby child care openings.
COMMUNITY SERVICES	List of Supporting Documents Available for Review–Report on "Seniors in Public Housing report from Gerontology Institute". Where and who is doing study on gerontology?	The University of Massachusetts: Boston Gerontology Institute conducted the study, published in May 2003, of elders living in family developments. The report is available in the Planning Library.

COMPONENT	COMMENT	RESPONSE
FISCAL	What is and does the Annual Contributions Contract do?	An annual contributions contract (ACC) is a written contract between HUD and a Public Housing Authority. Under the ACC, HUD agrees to make payments to the PHA, in the form of operating subsidy (public housing units) and housing assistance payments to owners and for the HA administrative fee (leased housing/section 8). The ACC specifies the maximum annual payment by HUD, and the maximum payment over the ACC term and the ACC covers specific developments built as public housing or program activities such as Section 8. The PHA agrees to administer the programs in accordance with HUD regulations and requirements.
FISCAL	Agency Plan P. 61: Refers to the BHA's most recent fiscal audit, and says that it was submitted to HUD. Reading Group asks: Will BHA notify RAB when the audit is complete, so that we may view it.	Yes, the BHA will notify the RAB when the audit is complete. A copy of the audit will be made available in the Planning Library.
FISCAL	The RAB needs to see the Operating Budgets for each development. This often covers expenses that are more than day-to-day maintenance, but not large capital items.	The BHA will make the information available in the Planning Library.
HUMAN RESOURCES	Page five on your progress report: You want to complete personnel and operation manuals, and you want to educate the staff. You want to establish and provide training for the use of job performance standards. That's not going to help me where I live.	Adequate employee training and education helps develop a prepared, responsive staff that can get the job done. Clear operation and personnel manuals establish accountability. BHA believes this goal will indeed help residents.
HUMAN RESOURCES	Committee members also wanted to know, under the 4th bullet of Improve customer satisfaction, what the "programs for residents and staff that emphasize a culture of shared-mission and mutual respect" –are there particular programs?	Particular program examples include Unity Days for residents and celebrating Black History Month and Hispanic Heritage Month for staff.

COMPONENT	COMMENT	RESPONSE
MIS	Page six on your progress report it says that you want to provide BHA staff with computers. How does this help my safety and quality?	BHA needs computers to operate and provide services and in order to keep the required documentation per all the regulations (applications for housing, waiting list, processing work orders, purchasing & paying for materials and supplies, tenant accounting, etc., etc.). Automation reduces the amount of time and money we spend on manual paperwork type functions, allowing the BHA to spend less on administrative functions and spend more on maintenance & operations.
MONITORING COMMITTEE	On p. 15, 5 Year Plan, under "Continue to work with the appointed BHA Monitoring Committee", are there any reports this Committee gives to BHA? What is their specific role? Can RAB have a copy of past reports if any exist?	The Monitoring Committee does not provide reports, separately and independently, to the BHA. The specific role of the Monitoring Committee is defined in Massachusetts's statute, Chapter 88 of the Acts of 1989. Past reports will be made available in the Planning Library.
MONITORING COMMITTEE	While the Monitoring Committee is currently in operation, it didn't meet for roughly two out of the last five years–a substantial violation of BHA's governance legislation. BHA needs to insure that the Monitoring Committee is reappointed in a timely manner. In addition, RAB members should get the same materials that are shared with the Monitoring Committee members (agendas, minutes, reports, and other materials), should be informed of when the Monitoring Committee is meeting (in case they wish to attend these public meetings), and should get a copy of the Monitoring Committee's annual report when it's issued. All of the Monitoring Committee material should be included in the Planning Library. Similarly, Monitoring Committee members should receive notice of the RAB meetings in case any of them wish to attend and observe.	The BHA agrees that the Monitoring Committee needs to be re-appointed in a timely manner. Currently there is a sitting Monitoring Committee. Monitoring Committee reports will be made available in the Planning Library. Monitoring Committee meetings are posted in the lobby of 52 Chauncy St. and in the City Clerk's office. The BHA staff liaison to the RAB will announce the meeting schedule of the Monitoring Committee to the RAB. An announcement of the meeting schedule of the RAB will be made at the next Monitoring Committee meeting.

COMPONENT	COMMENT	RESPONSE
MONITORING COMMITTEE	BHA has also, on a sporadic basis, been providing management reports to members of its Monitoring Committee and the Boston City Council. These reports are required by law, but according to what's been kept on file in the supporting documents in the Planning Library, BHA has not been providing them with the frequency required, with all of the information required, or to the parties required.	Monthly Management reports will resume in 2005 and a copy will be made available in the Planning Library.
MONITORING COMMITTEE	Progress Report P. 22: Under "Monitoring Committee" and discussion of renomination process to avoid future gaps in service--Is RAB part of this?	The Monitoring Committee nomination process is described in the statute. The RAB can be part of the nomination process through the LTO's.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	A major problem this year has been that the Occupancy Department of the BHA has, by and large, been shut down for any new information since May 7, 2004. This has created hardship in a number of ways: –Families who are already on the public housing list as "standard" or lower priority applicants have not been able to upgrade their priority status as their situations have changed over the year. Thus, a family that was evicted by court order from private housing for "no fault" reasons would ordinarily have been able to claim Priority 1 status during any stay of execution period (6-12 months), and might have been able to be placed before the stay period expired, thus avoiding homelessness. This has not been possible.	In May 2004, the BHA closed its Public Housing Waiting Lists to all new applicants, except for those households applying for a wheelchair accessible unit, to accomplish two major objectives. The first major objective was the implementation of the ACOP for the Public Housing Program which establishes site based waiting lists for all of the BHA's properties and allows applicants to maximize their choice(s) of where they want to live. The second major objective was the transition of all Occupancy Department data including waiting lists to a new computer system. Both of these objectives will be met in mid-January 2005. As part of the implementation of the ACOP for the Public Housing Program, the BHA updated all of its waiting lists and asked applicants to make choices of which developments to which they would like to apply. Applicants were notified of the time to respond and permitted to change their development list. Once the BHA received this data from all applicants an analysis was performed for each development by bedroom size to determine estimated wait times for all applicants. As a result of this analysis, the BHA made a determination not to re-open its public housing waiting lists to all new applicants. Instead, effective January 10, 2005, the BHA will again begin accepting new priority and preference certifications from those households that are already on the BHA's waiting lists. The BHA will also recommence the processing of applications for additions to tenant households and residual tenancy as of this date. All applicant households who are currently on the BHA's waiting lists were informed of this fact in a mailing dated December 30, 2004. To accommodate persons with disabilities and in an effort to avoid long lines, the BHA has notified all applicants that all new priority or preference information received for the period of January 10, 2005- February 10, 2005 will be given the same received date of February 10, 2005 and that each applicant's new priority information will be further ranked by the applicant's original date of application. The BHA will re-evaluate its waiting list data again in March 2005 to determine the status of the waiting lists for all of its developments.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	New applicants (with limited exceptions) have not been able to apply for housing, even if they are in emergency situations due to homelessness, domestic violence, or the like.	See Above; The BHA met with advocates in January 2005 and informed them that the public housing waiting list would not be opened before the end of March. BHA will re-examine the situation at the end of that period, meet with advocates, and make a decision whether to keep the list closed, open entirely, or open in part.
OCCUPANCY	Although we are not 100% sure of this, we have gotten reports from a number of sources that BHA cannot accept information on proposed changes in household that would require Occupancy Department action. This would include proposed additions to the household under the SPAR process, residual tenancy applications, and new transfers.	See Above
OCCUPANCY	During the summer, BHA indicated to advocates that it anticipated reopening the public housing waiting list by December 6. This date has passed. Advocates have asked BHA when it is likely that BHA will reopen its public housing waiting lists and when they can submit updated information on priorities, but no answer has been provided. There are rumors that there have been unanticipated difficulties with the new computer system. BHA should take all necessary steps to fix these problems and let the community know when it will start taking update information and new applications.	See Above

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	Since May, 2004 BHA has been closed for virtually all new applicants for public housing and for any upgrading of priority. The RAB hasn't gotten any information about when lists will reopen. Many individuals have become homeless or are at risk of immediate homelessness in the meantime, and desperately need to get on the waiting list. The RAB would urge BHA to fix whatever problems exist and let it know when the lists will open. Once the lists open, BHA will be operating on its new site-based waiting list system for family public housing. The RAB would like ongoing information about how this is working out, since this is a brand-new experiment for BHA and is very complicated.	See Above
OCCUPANCY	Prior to reopening, there should be a broad briefing made available to housing advocates so they're aware of how the new system is supposed to work, how to help applicants negotiate the system, and how to trouble-shoot problems that may arise. BHA should also avoid creating a system which ranks applicants, upon reopening, by the date/time that they get to the BHA, since such a system is likely to create a mad rush and long lines in front of the BHA and have a disparate impact on persons with disabilities who will not be able to negotiate such a system.	Staff is available to meet with advocates at any time to discuss its Tenant Selection and Assignment Process. A meeting has already been scheduled for early January 2005 with advocates.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	It appears that BHA revised its ACOP over the past year, without any formal notice and comment opportunity, to deny Priority 1 status to persons who are victims of domestic violence and/or reprisal who are not considered the "tenant of record". We would ask BHA to reconsider this in light of the detrimental impact it is likely to have upon victims who have a bona fide need for emergency housing, and its inconsistency with the "former federal preferences" upon which BHA has based its local preferences. While we understand that BHA is not required to follow the former federal preferences, or to incorporate all of their elements into its local preferences, the regulatory history here shows why the policy is not wise and should be changed. There may be a number of situations where a victim of domestic violence has moved in with an abuser, is not added to the lease, but does have to leave the unit that she is living in due to the domestic violence.	The BHA does not agree with this comment. Any time a revision has been made to its ACOP, the BHA has allowed for a formal notice and comment opportunity.
OCCUPANCY	From some of the denial notices that GBLS staff have recently seen, it appears that some applicants who have applied for priority status for both the Section 8 and the public housing programs are getting a "merged" notice, informing them of denial for both programs. However, these notices have ended up being confusing to applicants. In particular, if both programs are checked off, but priority category information is only checked off for one program, it is not clear what action BHA has taken for the other program. BHA has a duty, under the Dessources consent decree, to consult with GBLS as to any changes made in its standard forms, so that the forms are clear in letting applicants know what action is being taken. We would ask for follow-up with Occupancy staff on this.	THE BHA will follow up with GBLS staff regarding concerns on recent changes to denial notices.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	In addition, if an applicant requests an appeal on one of these merged notices, it is important for BHA staff to retrieve the records on BOTH the Section 8 and the public housing files. Often BHA staff may find one file, but not the other, and it is impossible to figure out without the underlying documents whether the original basis for denial was legitimate or not, or is the kind of thing that can be fixed through the hearing process. Both due process and the Fair Information Practices Act require that applicants (and their authorized representatives) have an opportunity to review the underlying materials on which BHA has relied in making its decision.	The BHA has created a merged application for both its Public Housing and Section 8 Programs which in addition to making the application process less time consuming for applicants will address the issue of multiple files as well.
OCCUPANCY	Finally, we have seen some cases where BHA staff have mistakenly refused to take information which is of great importance for applicants retaining their status on the list. Thus, a few shelters have sent letters to the BHA after May 7, 2004, informing BHA of changes in address of applicants on the public housing or Section 8 waiting lists. Some unidentified BHA staff members have sent the originals of these forms back to the shelter, without making any copies, on the mistaken assumption that the letters were intended to show a basis for an upgrade in priority status at a time when BHA is not taking any priority upgrade information. Without the letter from the shelter, though, BHA will have the wrong address for the applicant, and the applicant will not receive future notices from the BHA. In addition, by failing to make a copy of the letter, BHA will have no paper trail to rectify the error later (for example, during an audit or supervisory review). BHA staff should insure that copies are made of these documents, and that the data base is updated as address changes come in.	The BHA continuously updates the records of its applicants in regards to change in household composition and address. Staff of the Occupancy Department will address any specific instance that can be demonstrated when this has not occurred.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	While the BHA waiting lists have been closed for public housing and Section 8 (see RAB comments), other housing authorities have received emergency applications from Boston residents for housing. Mike Johnston from the Cambridge Housing Authority (CHA) attended a Homestart meeting earlier this week, and discussed a problem related to this which should be fixable. Under DHCD's "emergency case" criteria, an individual who is seeking emergency status in an area where they are not a local resident must demonstrate that s/he has reasonably exhausted available housing resources in his/her locality. CHA has asked Boston residents applying for emergency status there to bring documents from BHA showing that they have applied for help there but are unlikely to be reached because of closure of update lists. BHA is apparently unable/unwilling to provide such documents, and it appears that applicants are being rejected for emergency status at CHA because of this. While it is understandable that BHA staff would not want to provide letters generally simply confirming that they cannot help someone, where an applicant is needing to document exhaustion of local alternatives, there should be some sort of system established between housing authorities where the appropriate verification can be obtained from BHA.	The BHA regularly provides information on behalf of its applicants upon their request and the receipt of proper written releases. The BHA does not agree with some of the information contained in this comment. DHCD's "Emergency Case Plan" allows applicants claiming homeless status to claim residency in either the city/town to which they are applying for housing or the city/town where they last had permanent housing. If this is what the Cambridge Housing Authority is trying to document, the staff of the BHA will provide information for any current BHA applicant regarding the claim of residency preference given the receipt of the proper releases noted above.
OCCUPANCY	There have also been similar concerns in public housing due to reductions in funding for operations and capital. Changes in the "Operating Fund" formula and so-called "rent simplification" which are currently being discussed cause concerns that developments will be under-funded and that residents will be the ones penalized with inadequate maintenance and repairs and unaffordable rents.	The BHA and Housing Authorities across the country continue to be concerned about operating and capital improvement funding levels. We will continue to work with industry groups, CLPHA and NAHRO, and our Congressional delegation in order to advocate for appropriate funding levels.

COMPONENT	COMMENT	RESPONSE
OCCUPANCY	On p. 9, 5 Year Plan, under "Implement public housing site-based waiting lists", establish an elderly only list?	Applicants can apply to sites for which they are eligible. There is no elderly-only list.
OPERATIONS	Progress Report P. 3: Under "Customer service program" Under third paragraph discussing assessments of work orders, BHA should keep each development informed.	BHA will inform resident groups of any work order procedure changes implemented as a result of these assessments.
OPERATIONS	On p. 10, 5 Year Plan, under "Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments", How? What are strategies, plans, and area targeted for this?	BHA performed an analysis of its developments to determine whether concentrations of poverty indicated the need for measures to promote deconcentration of poverty or income mixing. This analysis did not indicate the need for such measures. See Deconcentration Policy attached to Agency Plan for further details.
OPERATIONS	Progress Report P. 5: Under "Create routine maintenance schedules"–can each development and LTO get a copy? LTO's need to stay on top of work orders.	Routine maintenance schedules have been developed for janitorial and custodial staff. These schedules are subject to variation according to season. LTO's can request information about these schedules.
OPERATIONS	In addition, while the PHAS scorecard shows BHA has remained on target in completing emergency work-orders, it had a score of 1.7 out of 2.0 on completing non-emergency work-orders in a timely manner. The June 2004 Monitoring Committee report also shows a net increase in the backlog of work-orders–a troubling tendency. Given the Perez post-receivership goals, BHA should be completing all work-orders within PHAS time-frames. If straitened HUD and/or DHCD funding is causing BHA to miss the critical performance benchmarks on maintenance, BHA should immediately bring this to the attention of the community and to legislators and decision makers.	The backlog of work orders varies from month to month because of work load variations. The unit inspection schedule especially causes the work order backlog to increase. The unit inspection process begins in April of each year and accordingly work order backlogs will rise at that time. Also HUD's Physical Assessment Subsystem (PASS) inspections have just been completed and work items identified as a result of these inspections may also be present in June. In order to effectively evaluate the BHA work order backlog it is necessary to look at the year as a whole rather than at a snapshot that may be affected by specific factors.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	Work orders that are not being completed are being checked off by either the maintenance workers that they're being completed because they either can't enter into the unit, or they've tried several times and they haven't been successful in getting into the unit. So, what's happening is the work orders are being called – it's the same work order for the same problem, maybe two or three times. I want to know what is BHA planning to ensure that work orders are being completed, and that the tenant who called the work order is able to give a statement about whether or not the work that was done was satisfactory, because sometimes you have the maintenance guys come in, they're coming to say, patch a hole or something, and it's not done professionally, and they're being paid. So I think the work should be done in a professional manner because they're getting paid, even though they're in a union, some of the maintenance workers, but also, that's where someone is living and they just don't' want someone to come in and just put a band-aid on the problem.	If a resident will not give BHA permission to enter their apartment to repair a problem which the resident has reported, BHA will attempt to schedule the work with the resident. If this is not successful BHA will give a 48-hour notice to the resident specifying when BHA staff will enter and perform the work. If the resident is home at the time they will be able to sign the work order to indicate whether work was done.
OPERATIONS	I also think that something should be done as far as having the manager go behind the worker to make sure that the work was done properly. And that the tenant is agreeing that the work was done, I'm satisfied, and I'm not going to deal with this problem again.	As part of quality control, maintenance supervisors check a percentage of completed work orders each month. When a tenant is at home at the time work is completed, the resident is asked to sign the work order.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	In the agency plan, managers are only required to inspect three percent of their weekly work orders that are generated? I'm requesting that a minimum of 50 percent of the work orders be inspected by the managers to make sure the work is done. Three percent is not good enough because the work needs to get done, and this is going to prevent other things from happening. If it's a leaky faucet, it needs to be corrected. It needs to be fixed within a week, no later; it shouldn't be dragging on for 30 days or the excuses that the plumber is working over in East Boston and he can't get to Gallivan until next month or something like that. But we also need to make sure that the managers are overseeing the workers because people could just slack off and just come in, patch things up, and not do it correctly and then next week, the manager will have the same work order called in again for the same unit.	BHA will ensure that supervisors inspect at least 3% of all work orders completed each week as stated in the plan. At large developments it is not uncommon for more than 100 work orders to be completed each week, so it is unrealistic for supervisors to inspect 50% of these work orders in the context of their other responsibilities. In addition to these in-unit inspections, maintenance superintendents and managers do look at individual work orders, completion times and repeated work requests in the same unit to determine if a problem exists.
OPERATIONS	Also, there's a survey I believe that goes out to the residents regarding work orders. It's a random survey, but the RAB needs to see the results. They need to see who's being surveyed. Is it the same people? Is it the same housing development? Is it the same tenant? It's supposed to be random, but we would like to see the results. We would like to know who's being surveyed, what development, and what is actually the result. You can't survey the same people or you won't get a true result.	If the commenter is referring to the RASS survey sent out by HUD, the BHA will make these results available to the RAB, if it has not already done so. HUD sends the survey to a random sample of residents. BHA is not informed of which residents have received or respond to the survey.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	BHA got a PHAS score of 0.00 out of 4.0 on vacant unit turnaround time. The January 2004 Monitoring Committee report shows an average vacancy turnaround time of 91 days in its family public housing portfolio (up from 65 days in April, 2003, but down from the high mark of 180 days in June, 2003). For elderly/disabled public housing, the vacancy turnaround time was even higher– 96 days (up from 67 in May, 2003 but down from 110 days in October, 2003). The February 2004 Monitoring Committee report shows turnaround time increasing to 122 days for family public housing, to 155 days for elderly/disabled public housing, by January, 2004.	BHA will continue to receive 0.00 points for vacant unit turnaround until it reaches an average turnaround time of 30 days or less. The first step to reaching this benchmark is reducing overall vacancies. BHA is currently developing an interdepartmental strategy that will enable the agency to reach a low vacancy rate. This strategy will ensure that units are promptly prepared for reoccupancy and that fully screened applicants are available to be assigned to these units.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	Overall vacancies are also very high, even factoring out those vacancies deriving from ongoing capital work and the need for relocation resources. The turnover units in BHA family public housing were at a low of 196 in March, 2002, but by January 2004 increased to 305. Similarly, in elderly/disabled public housing, turnover vacancies had been at a steady level of 68 at the end of BHA's fiscal year in 2000, 2001, and 2002, but almost tripled to 194 by January 2004. These vacancy figures are unacceptably high. BHA has a duty to insure full utilization of its badly needed affordable housing stock. The BHA committed, in its first five-year PHA plan, to vacancy reduction and full occupancy. The Boston City Council, with support from residents and housing advocates, agreed to provide funding for the BHA to eliminate over 600 vacancies in public housing to achieve this goal as part of the Mayor's Leading the Way Campaign. There should be no slippage from this goal. "Vacancy reduction is key. BHA – it's a really scarce housing resource and it needs to fully utilize whatever its got for low income and moderate income families who need that resource in order to survive in this real estate market."	Full utilization of public housing units is a high priority for BHA. Among other factors the relocation process used for Maverick redevelopment and the creation of 504 units has created a spike in vacant units. As stated above BHA has committed resources to getting these units reoccupied. The long-term vacant units targeted for reoccupancy as part of the Leading the Way campaign have been completed or are on schedule.
OPERATIONS	We, the tenants, consider safety and quality of living seeing police around, having lights that work, the bugs controlled, the rats controlled, drug-free hallways. To me, these are quality of life.	BHA agrees that these are important quality of life issues for residents as well as management. It is important that residents keep BHA as well as Boston police informed of on-going safety and maintenance issues.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	As pointed out in the Reading Committee summaries, there are a number of issues about making sure that work-orders are completed in a timely manner (emergency, regular, and on turn-over) and that there is good quality to what's done. RAB members want to make sure work orders aren't purged due to disputes over access, and have a number of recommendations on this subject.	BHA staff are available to review this issue with RAB members and hear any recommendations they may have. It is not BHA policy to "purge" work orders when management has difficulty gaining access. The procedure for gaining access has been described in a response to an earlier comment. BHA also believes that residents who report work that needs to be completed in their unit have an obligation to provide access to maintenance personnel so that work can be completed.
OPERATIONS	The RAB agrees that BHA needs to develop its own surveys on resident satisfaction in the work-order process. The RAB should be involved in developing the surveys–we would like to see drafts of what BHA plans to use, and be involved in the drafting of questions. We would also like to share in the information as it comes back, as it may affect future RAB recommendations.	BHA will share draft survey instruments with the RAB. Survey results will be public information.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	BHA began to implement its Community Services Policy last year. Advocates from Mass. Law Reform Institute (MLRI) who have expertise in welfare law and how its exemptions interact with HUD's regulations provided material to BHA and other Massachusetts housing authorities last fall about how to properly identify individuals and families who are intended to be exempt. Now that the policy has been in existence for a year, there is the danger that families that are not in compliance and not listed as exempt will face eviction. The RAB needs information about how many households are at risk of eviction because of noncompliance, and make sure that those families are either getting help to show that they qualify for exemptions, or getting appropriate referrals to comply. Elsewhere in the country, there have been reports that it is difficult for individuals to get community service or self-sufficiency placements because of the question of who will insure them against injury. RAB members do not know if this has been an issue at BHA, but if so, would like to work with the BHA on developing a system so that persons who are willing to do community service or self-sufficiency can find placement.	BHA is not aware of residents having difficulty in completing the community service requirement. If families have not completed community service as required after one year, they have the opportunity to cure their non-compliance during the next year. Therefore any family that was unable to complete community service as required in the year just past will have the opportunity to cure that non-compliance in the upcoming year. No family should face eviction at this time if they agree to comply in the future.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	The third thingI want to speak on quickly is community service. The President said that he wanted people living in subsidized housing without a job to perform community service. Although all of these recommendations are coming down, HUD is not giving guidelines on how to apply it. Now this is basically going to apply to a lot of families. We that are elderly, we that are disabled, a lot of us on Section 8 may not be a part of that, but some of us may be. So what we're saying is that if there is someone that is required to do community service or be threatened with evictions is that you must request from HUD, BHA, any one who is trying to do this, what are their guidelines. You must also ask them questions like, "Will you insure me while I'm doing this community service? Suppose I fall down and break my neck; who is going to insure me?" Now the other thing about community service is, you always want to ask what, when, where, or how. In other words, "How should this be done?" And you also need to know how much time.	All BHA residents and applicants are or have been informed of the community service requirement. An information sheet detailing exemptions as well as the kind and amount of service required have been provided to all.
OPERATIONS	I have a few questions for BHA that I want to know what they consider the safety and quality of life. I've gone over it and in their page two, it says that your five-year progress report, your goal is to improve the quality of assisted housing, yet you want to establish a bimonthly basis for monitoring systems for rent collection. You want to aim to collect 98 percent of the rent, and to have more than two percent of rents in arrears. To me, this isn't a quality of life for tenants. I know it's to better the BHA, but this isn't for my quality of life as a tenant.	The rent collection initiative is just one of many objectives that BHA has undertaken to further this goal to improve housing management and therefore the quality of BHA housing. It is necessary for BHA to collect as much of the billed rent as possible so that money will be available to provide services to residents.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	We demand workers that are going to get paid for the work that they do. We demand that if there is anyone that is not doing the job that they're getting paid to do, we do not want them to be a part of our communities or be able to get money for supposedly working. We tell department heads and everyone that if you're not doing the best you can do, for the money that you're getting paid, we ask BHA to make sure that they fire or get rid of those people. So if you do know of an employee that's lying down on the job, not doing what they're supposed to do, you call the RAB and I will go to BHA and tell them that.	It is equally important to BHA that those who work for us are productive and provide a professional product. BHA supervisors monitor and evaluate employee performance. We encourage BHA residents to inform management when employees do not do their job well or do not behave professionally while on the job.
OPERATIONS	Now there's one other thing that we're going to request from BHA and that is, a guideline for all managers in every development, that they at least have a guideline that all managers need to follow. It seems as though to me there's no uniformity with the managers across the board. I've heard residents talk about how arrogant, how rude some of the managers are, how they don't listen to the residents, and how they give them a hard time, etc., etc. And those are the types of issues that as RAB members, we want to make sure that we're able to address for you. That's part of quality living. If they don't have a manager that knows how to deal with people, then we don't want that manager.	Professionalism among its employees is important to the BHA. Site managers have procedural manuals that they use to carry out their work. If residents have complaints about a particular manager or situation they may bring this complaint to the attention of supervisory staff.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	As noted in the Reading Committee comments, RAB members would like to know more about the development of a Self-Sufficiency program for public housing residents, modeled on what exists for the Section 8 program, and the use of Section 3 programs to maximize resident employment/training opportunities. Information about these opportunities should be broadly disseminated to public housing tenants and Section 8 participants.	As stated in a response to an earlier comment the BHA is looking into the feasibility of expanding the Self-Sufficiency Program to public housing residents. BHA is reviewing funding opportunities that might be available to finance this expansion. BHA will carefully review the requirements if funding is made available through HUD's 2005 NOFA process.
OPERATIONS	Page five on your progress report: You want to complete personnel and operation manuals, and you want to educate the staff. You want to establish and provide training for the use of job performance standards. That's not going to help me where I live.	The implementation of procedural manuals will standardize and improve BHA management. These are all part of getting the job of property management done well. Previous comments have shown that competent and professional staff is important to residents.
OPERATIONS	The RAB has in the past required BHA to identify what vacancies it has, by development, and to have a plan to reduce the vacancy level to zero. On vacancy turnaround time, BHA should say how long it takes right now, by development, and what the reasons are, as well as what resources (staffing, funding) are needed to achieve the turnaround time and what time-lines are being set to achieve this goal.	As stated above, BHA staff is now developing an interdepartmental vacancy reduction initiative that will address both resource and procedural issues that keep vacancies higher than desired.
OPERATIONS	(What has BHA's performance been on PHAS–what's its score now? What weaknesses? Can RAB see documents? What would it take for BHA to be a high-performer? How does it plan to do this? Time frame to achieve this? What advantages/benefits would BHA get from high-performer status? What would BHA intend to do differently based on this?)	For fiscal year 2004, the last year in which a score was received BHA received an overall score of 86. BHA scores have improved each year and the authority seeks to continue this improvement. High performer designation goes to authorities that score 90 or higher. BHA can achieve this status by improving physical inspection scores and unit turnaround. Benefits of high performer status include extra points in grant applications, less frequent inspections and some decrease in regulation.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	In addition, on the assumption that many of the PHAS issues here had to do with rent collection, this prompted a lengthy discussion about BHA rent collection policy. Residents said that managers were not uniform in letting them pay in two installments each month, or in how "chronic late payment" was defined, or in permitting manager agreements and not taking cases to court when the resident came forward, identified a hardship, and proposed a workable plan. There should be agreed upon standards, and the RAB and tenant organizations should be involved in reviewing them. While BHA may need to improve its performance, this should be done in a way which avoids lots of evictions and homelessness.	BHA managers use the rent manual as a procedural guide in rent determination and recertification issues. This document was shared with resident groups when it was put into use. It is currently undergoing revision and when the new version is implemented it will be shared with resident groups as well. Although standard collection procedures are important, managers must be permitted to exercise discretion in specific instances. To the extent that BHA implements rent collection standards they will be shared with the RAB.
OPERATIONS	One of the bullets under improve public housing management here refers to informational meetings –the Committee thought the RAB should be advised of any such meetings so that members can attend.	RAB will be informed of informational meetings scheduled with the general public as well as advocacy groups.
OPERATIONS	We had a lengthy discussion regarding how BHA handles and should handle emergency and non-emergency work orders. At least one member thought that emergency work orders should be addressed in 12 hours or less (rather than 24). The committee also didn't know what counted as an "emergency" and who decided this–are there set criteria? Some complained that BHA was not giving advance notice (24 to 48 hours in advance) before coming to do repairs.	The 24-hour standard derives from HUD; in practice many emergency work requests are addressed sooner. There is a definition of emergency that is included in the Maintenance Standard Operating Procedure (SOP). BHA does not necessarily give advance notice before completing work orders called in by residents. When a resident has given BHA permission to enter (PTE) site staff will enter and make the repair as assigned. Without PTE, maintenance will try to schedule the repair with the resident. If this is not successful a 48-hour notice will be sent and BHA will enter and make the repair at the scheduled time.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	The Committee wanted to know more about the PASS and MASS scores. In particular, residents were concerned about how units were selected for audit, and had some skepticism that they were randomly selected. It was noted that there were 481 code violations cited by ISD at Whittier Street but none of these were in the units shown to HUD, and people suspected that "model units" were being shown.	The HUD contract inspector identifies the units selected for inspection during the annual Physical Assessment Subsystem (PASS) inspection. BHA does not know which units will be inspected until the inspector arrives on site. After building and unit data is reconciled on the inspector's computer, the computer generates a list of units to be inspected.
OPERATIONS	On pest control, the Committee remembered that it was given a piece on Pest Wars by BHA a few years ago, but hadn't heard anything since. What are the current standards for each development, and what's being proposed?	Operations management is working with each development to implement effective pest control measures. Recently the problem of bedbugs has arisen as a significant problem and BHA has developed a standard protocol for this problem.
OPERATIONS	The Reading Committee felt that all managers should be on the same page, and there should be consistency in approach. Right now, each manager seems to have his or her own way of doing things (rent collection is an example). The Committee also felt that any Manuals (Personnel Manual; Operations Manuals for Public Housing management, Occupancy, and Section 8; Supervisory Manuals) should be available to the RAB.	BHA agrees that in general consistency of approach is appropriate. Operating manuals can be shared with the RAB.
OPERATIONS	The third bullet under Personnel and Operations Systems in the 5 Year Plan references a "Maintenance Mechanics" program –what is this, and can public housing residents and Section 8 participants apply for any of these jobs?	Maintenance mechanics are maintenance personnel who have a general knowledge of building trades and can be assigned any task that does not require a license. BHA has just begun to implement this program and the jobs have been and will be posted.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	The first bullet under Management and Maintenance Systems in the 5 Year Plan refers to routine preventive maintenance schedules. Which schedules already exist, and what's happening with them now? For example, some committee members thought there had been a yearly boiler inspection, but didn't know if this was happening now.	Preventive maintenance schedules are in place at this time for all major building systems. Each development is responsible for performing required preventive maintenance. Performance is monitored by supervisory staff. Annual boiler inspections are performed.
OPERATIONS	The second bullet under Management and Maintenance Systems in the 5 Year Plan refers to a monthly reporting system. Was this already in place and what did it show (i.e., what kinds of benchmarks and performance goals and comparative measures)? Can RAB members see it? Are there changes being considered, and if so, what? It may be that the benchmarks and performance goals in this reporting system should be folded into the overall 5-year goals and objectives.	The monthly reporting system includes basic management information such as rent collection, vacancies and work order completion. This report is public information and will be made available in the Planning Library. As with most management information, it exists for the benefit of staff and as such is always subject to improvement.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	The fourth bullet under Management and Maintenance Systems in the 5 Year Plan refers to a quality control program for supervisors to review at least 3% of all completed work orders for the previous week. The Committee thought this was a VERY low goal. We also weren't sure what "review" meant–just looking over the work-order, or going to the apartment, looking at the work done, and checking with the resident on satisfaction (people thought the latter). This prompted a lengthy discussion with the following points: -People thought that 50% of work-orders should be reviewed. (It may be helpful for the RAB to know how many work-orders there are per development.) This particularly could be done if the resident has given "permission to enter" and the work-order is not signed off, as it means the supervisor doesn't have to make special arrangements for the resident to be home to double-check the work.	For this quality control program review means that the maintenance supervisor will go to the unit where the work was performed, view the repair and when possible speak to the resident. The program also sets a minimum of four work orders per week for small sites. BHA completes between 1500 and 2000 work orders per week. BHA believes that checking 50% of completed work orders is infeasible and unnecessary. The maintenance supervisor can choose which work orders to review in order to get information about a possible problem. A large number of other completed work orders are subject to "paper review".
OPERATIONS	–It would be helpful to have a system to know how many times the work order for the same problem and the same unit (or, for system problems, for units tied to one system) has been called in, as this may indicate that work is not being done properly, and/or that there is a need for extraordinary maintenance and/or modernization.	Maintenance superintendents and managers as well as their supervisors receive weekly reports about complete and outstanding work orders. This information can be gleaned from this source. BHA continues to increase its use of information.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	-What does the resident sign-off on a work-order mean? For many residents, they are told it is just supposed to indicate that the worker came to the unit, and is not an indication of resident satisfaction–but it may be used that way? It may be useful to have two lines on the form, "I am satisfied" or "I am not satisfied", with space for the resident to add any comment.	The resident signature is used only to indicate that the tradesperson was in the unit and completed work. Resident satisfaction is important, but it is frequently impossible to gauge the effectiveness of the repair immediately after it is made. If the repair fails soon after it is completed the resident should call in a new work order but may also notify site staff. Complaints about neatness and courtesy should be addressed to the site manager or superintendent.
OPERATIONS	-What should happen when there is no permission to enter? People thought the best arrangement was to work out mutually acceptable appointment times, but understood that this isn't always realistic. People thought there should be at least two efforts with 24-48 hours advance notice. If these didn't work, the resident should be given a written notice to call BHA by x date if the resident no longer wanted the work done–otherwise, BHA should proceed to court to get access.	BHA attempts to schedule work when possible for those residents who do not give PTE. When this does not work will send a 48-hour notice that states the date the work will be completed. BHA's lease states that BHA staff can enter an apartment for any reason after giving the resident a 48-hour notice. Generally site staff is reasonable in setting a mutually agreeable time. Sometimes of course it is necessary to enter the unit as soon as possible to alleviate an inconvenience to another resident. It is not acceptable for the resident to decide that he or she no longer wants work done; it is up to BHA management to ensure that units meet the appropriate standard.
OPERATIONS	-The Committee did not like the existing system, where work-orders may be purged from the system if entry can't be arranged after a 2nd notice. Unrepaired work orders may cause hazards for others in the development.	This is not the existing system. Work orders cannot be voided unless it is confirmed that the work was completed on another work order. The procedure for gaining entrance has been briefly stated above.
OPERATIONS	If rent is based on gross income how can a tenant become self-sufficient (they have no money left to save)?	Rent is based on 30% of adjusted gross income. Certain deductions are made. Further there are earned income exclusions that allow rent to be based on a lesser amount of income for a two-year period.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	–*Designate developments or buildings for particular resident groups (elderly, persons with disabilities)* (p. 10: 5 Year Plan) This bullet discusses Designated Housing. It is likely that the 2-year extension, since it is due momentarily and will be completed before the 5-year plan is approved by HUD, isn't what's being discussed here. However, the 2-year extension would expire within the 5-year plan, and so it would be helpful to lay out what the process would be for a longer extension, including a full discussion with elderly/disabled task forces, advocates for the disabled, review of alternative housing resources for younger disabled, etc.	A request to extend the current designated housing program has been sent to HUD. BHA will also review the current program and may propose some changes to it. Any proposed changes will be fully reviewed with residents and advocacy groups and all other interested parties.
OPERATIONS	On p. 10, 5 Year Plan, under "Designate developments or buildings for particular resident groups (elderly, persons with disabilities", need to see list of developments.	See Section 9 of Agency Plan: Designated Housing Supplemental Table for a list.

COMPONENT	COMMENT	RESPONSE
OPERATIONS	On p. 11, 5 Year Plan, what developments have resident services programs? List the developments and the programs.	Project New Life provides services to residents at Bromley Park, Alice Taylor, Whittier Street and Lenox/Camden. Partnerships for Employment, a program that assists the disabled in gaining employment provides services to residents of the Family Developments. Employment and supportive services are provided at Washington Beech by BHA staff through ROSS grant monies. Additionally, through the Health & Housing Prevention Research Center, a range of health related programs including the Resident Health Advocate Program, the GirlStars Program, and a Smoking Cessation Program are offered at Alice Taylor, Archdale, Bromley Heath, Cathedral, Charlestown, Franklin Field, Lenox Camden, Mary Ellen McCormack, Old Colony, South Street, Whittier Street, and West Broadway.
PLANNING	On p. 10, 5 year Plan, under "Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments", What developments are higher income? What is the income amount and size of family? Give a list of each development low and higher incomes with number/percentage of residents below & above.	The average household income for BHA residents is $12,760 according to the deconcentration analysis done September 30, 2004. The BHA is required to do a deconcentration analysis at covered public housing developments and determine an average and a range from 85% of the average to 115% of the average. Developments that are targeted for elderly and disabled and developments that use HOPE VI funds are excluded from the analysis. Heath St. has the highest average income at $17,747. This income information, aggregated by site, is available in the Planning office.

COMPONENT	COMMENT	RESPONSE
PLANNING	HOPE VI grants do not help public housing tenants because the majority of the units become market and moderate rent.	Actually, there is only between 17% and 23% market units at the HOPE VI sites, depending upon the site (Orchard Gardens, Mission Main, and Maverick). It is true, however, that these developments are "tiered" to allow for some placement of moderate income public-housing eligible residents, *after returning residents have been re-occupied*. For example, at Maverick Gardens, there is no income tiering in effect until after initial occupancy of Maverick residents. Upon turnover, the income tiering goal at Maverick is as follows: 29% of the units will be for households between 0 and 10% of AMI; 34% of the units will be for households between 11 and 30% of AMI, 14% of the units will be for households between 31 and 60% of AMI and 23% of the units will be market-rate units.
PLANNING	The draft discusses Clippership. The group was concerned that this development is not in disrepair and displacement should be avoided. Several years ago the RAB opposed BHA adding Clippership to the Maverick HOPE VI. This needs thorough discussion.	Although there was previous opposition by residents to including Clippership in the Maverick HOPE VI, more recently residents at the site have been interested to work with the BHA on the possibility of an independent redevelopment. It is not clear at this point what, if anything, may go forward at the site. Staff are available to discuss this further at an upcoming RAB meeting.
PLANNING	On Franklin Hill and HOPE VI, while the Reading Committee understands that there was resident support for this, it would be helpful if the RAB knew more about resident support for this. It would be good for the Franklin Hill Task Force to be invited to a RAB meeting to discuss any resubmitted HOPE VI proposal.	Staff of the BHA is available to arrange and/or participate in this meeting subject to the preferences of the RAB and the Franklin Hill tenant organization.

COMPONENT	COMMENT	RESPONSE
PLANNING	On p. 7: 5 Year Plan, under "Demolish or dispose of obsolete public housing", what is the list of properties that BHA is considering for future HOPE VI sites?	The BHA has determined that it will not seek HOPE VI funds for Franklin Hill this year. We are working with the resident task force to determine if a non-HOPE VI redevelopment is possible. We will also continue to evaluate other opportunities to utilize HOPE VI funds in the future.
PLANNING	On p. 7, 5 Year Plan under "Provide replacement public housing", are they replacing unit for unit?	Not necessarily. It is unusual to be able to do unit for unit replacement of public housing, since existing units are obsolete in terms of today's standards; they are replaced by larger units, often with private entries and yards, which require significantly more square footage. For instance, at Maverick, where Replacement Housing Factor funds are being used, 413 units on the current site are being replaced by 316 units on the current site.
PLANNING	The draft (pp. 2 and 10) discusses a planning study for an Assisted Living Conversion within the Elderly/Disabled public housing portfolio. A RAB member thought that this is already the case at Foley Apartments–i.e., a portion of the development is for those living independently, but a portion is for those in need of assisted living. The Section 8 Project-Based Voucher program also provides for assisted living, and another RAB member is on a planning committee for the Committee to End Elder Homelessness about assisted living. Will this housing be elderly only, or include non-elderly disabled individuals? Any age limits? What would be the impact on residents of the complex being considered for conversion? There should be a role for the RAB and residents in the planning process.	Although there are currently many services available at BHA Elderly/Disabled developments, there are currently no Assisted Living units in the portfolio. The planning process, which is not yet formally underway, will definitely include residents and the RAB.

COMPONENT	COMMENT	RESPONSE
PLANNING	On p. 3, 5 Year Plan, under "Leverage private or other public funds to create additional housing opportunities", there's the discussion of "Complete planning for study for an Assisted Living Conversion within the Elderly/Disabled Portfolio". Question: How will HUD and/or BHA determine the effectiveness of such planning or public funds programs?	Assisted Living, which would allow for BHA elders to age in place with more services, is an option that many of our elders and staff feel is very important to pursue. We will need technical assistance from experts in this field in order to determine the feasibility and cost-effectiveness of various approaches to this goal.
PLANNING	BHA should make sure that there is a sufficient budget for RAB which is not either: (a) a set-aside of Tenant Participation Funds (TPF) funds such that there is conflict between local tenant organizations (LTOs) and RAB on who is funded; or (b) affected by how many LTOs are in compliance, setting up another potential conflict. This should be discussed with the RAB (perhaps initially with its Budget Committee), and should be a subject addressed in a Memorandum of Agreement.	The BHA has always provided funds for the RAB to carry out its activities, initially without TPF funds, and more recently, with unspent TPF funds. The BHA's position has been that TPF funds are absolutely appropriate for RAB activities. At the same time, we recognize that it would be beneficial to all parties—LTO's, the RAB, and the BHA, to establish a shared understanding about a) the use of TPF funds, and b) what the RAB's budget will be each year, regardless of the source. We welcome this discussion and will consult with the RAB and LTOs about how to pursue it.

COMPONENT	COMMENT	RESPONSE
PLANNING	Currently the RAB is given opportunity, through the PHA Plan process, for advance notice and an opportunity to comment on policy changes, in addition to the resident/LTO process that exists under the public housing lease, HUD regulations, and the Local Tenant Participation Policy. However, a recent HUD notice makes clear that if a housing authority becomes a "high performer" under the Public Housing Assessment System (PHAS), it can submit a greatly streamlined plan, and need not discuss the policies or policy changes that would normally be subject to review through the Annual PHA plan process. While the housing authority must certify that the RAB has had an opportunity to review and comment on policy and program changes, this can be subject to a lot of interpretation as to what is required. The RAB supports BHA's endeavors to obtain "high performer" status, but wants to make sure that this doesn't come at the price of loss of meaningful participation. Therefore, the RAB would like to enter into some kind of binding agreement with the BHA, such as a Memorandum of Agreement (MOA), which would outline exactly what kind of process would be used for RAB involvement in policy changes, independent of BHA's status as a "standard" or "high performing" housing authority.	There are many benefits (for both the housing authority and its residents) to achieving "high performer" status. One of these benefits is some added flexibility in terms of HUD regulation and requirements. However, this does not mean that the BHA would abandon its practice of seeking meaningful resident input related to existing and new policies. Staff of the BHA are available to discuss ensuring a mechanism for this input as we become closer to this important goal—it is important to the BHA to have this input regardless of our performance status.
PLANNING	On p. 15, 5 Year Plan, under "Work collaboratively with the RAB", set up a system to inform RAB of changes and to give RAB a comment (60 day) period prior to changes.	Various policies and regulation, emanating from HUD, DHCD, other regulatory agencies, as well as the BHA, require various processes and timelines, and it is not possible to allow for 60 days notice in all cases. However, in response to the comment, the BHA will always endeavor to provide as much notice as possible. In the case of significant changes to the Agency Plan, we typically discuss these changes in advance of the 45-day comment period.

COMPONENT	COMMENT	RESPONSE
PLANNING	If BHA does become a high performer, will the RAB still be involved with the reviewing and the advising of the BHA?	Yes (see response above).
PLANNING	The training was very helpful for RAB this year, and future training should be available as new members are selected for the RAB.	The BHA agrees that the RAB training has been successful and that training will be needed periodically for new members. This training was structured to grow capacity within the RAB itself to administer some of this future training.
PLANNING	If there continues to be a problem with LTO recognition, so that there is a risk that the RAB may not be fully representative of all of BHA's developments, this could cause significant problems, and would need to be discussed further with the RAB.	We are available to discuss this issue and any proposed actions in order to ensure appropriate cross-portfolio representation.
PLANNING	Agency Plan P. 11: Says that BHA will increase the number of affordable housing units by "Pursue housing resources other than public housing or Section 8 tenant-based assistance." What is an example, and will resources be used for public housing?	Our HOPE VI and other redevelopment work typically leverages significant private funding for the creation of new affordable housing units. Examples are the Maverick, Orchard Gardens, Mission Main, West Broadway, West Concord, Infills and Bickford projects.
PLANNING	Agency Plan P. 20 F and G: Does this deconcentration analysis apply to developments where HOPE VI and RHF funds are used?	The deconcentration analysis does not apply to HOPE VI developments that were redeveloped prior to the effective date of the deconcentration rule, but does apply to developments where RHF funds are used, such as Maverick.
PLANNING	Agency Plan P. 43, refers to Demolition/Disposition of property at Heath Street/41 Bickford Street, formerly the Martha Eliot Health Center. Last sentence of italicized section at bottom says that due to possible higher cost of rehabilitation, BHA may apply for approval to demolish the former Health Center and construct a new building– Reading Group asks, have affected residents been informed? How long is it projected before it's finished?	The Tenant Management Corporation (TMC) at Bromley-Heath initiated this project and is fully supportive of the redevelopment of the former Martha Elliot Health Center. We hope to issue an RFP for developer in February, but the project will not be fully complete for a couple of years.

COMPONENT	COMMENT	RESPONSE
PLANNING	Progress Report P.1: Says BHA will rehabilitate 1,100 currently vacant and uninhabitable public housing units–where?	The BHA rehabilitated 1029 units during the Mayor's 3-year Leading the Way Initiative between July 1, 2000 and June 30, 2003 (during the period of performance for which the Progress Report is reporting). The units are all across the portfolio. A breakdown is available in the Planning Library.
PLANNING	Progress Report P. 2: Under "Explore potential for additional housing development on BHA vacant land"-- What's happening with additional housing development?	There is very little vacant land left in the BHA portfolio. Morton Street and a portion of land at Amory Street are the vacant sites that have any real potential for redevelopment. Both are under consideration for future projects.
PLANNING	BHA provides the RAB with a lot of information related to the Agency Plan, and additional "supporting documents" are listed in the Plan and available for review in the Planning Library. However, many important things are not included in the supporting documents or other items shared with RAB, such as HUD audits, 504 Transition Plan, Monitoring Committee reports and data, etc., so that RAB can assess BHA's proposals and progress. These should be added.	Staff can make this information available, whether or not it becomes a Supporting Document to the Agency Plan.
PLANNING	Supporting Documents Available for Review: Need to review Operating Budget, Section 8 Administrative Plan, and Public Housing Rent Determination Policies, including the methodology for setting public housing flat rents)	The Supporting Documents are available in the Planning Library on the 11th floor of 52 Chauncy St.
PLANNING	Supporting Documents Available for Review– "Maintenance and Work Orders Standard Procedures for Family Maintenance Operations": Need to review operation and management. This is for family housing.	The Supporting Documents are available in the Planning Library on the 11th floor of 52 Chauncy St.

COMPONENT	COMMENT	RESPONSE
PLANNING	The group felt that the mission statement needs to be spelled out more, as it was not clear what everything meant. The term "low-income" can mean many things. What percentage of income? What are the current income characteristics of those living in BHA's housing programs? The term "stable quality affordable housing"-it should be understood that the quality of BHA units is significantly below what would be considered a new market unit, and flat rents, etc. should be adjusted accordingly. What does "affordable" mean?	Public housing and Section 8 eligibility is reserved for families earning 80% and below of Area Median Income, adjusted for family size and with eligible deductions. The average household income for BHA residents is $12,760 according to the deconcentration analysis done September 30, 2004. Demographic information on BHA and Section 8 applicants is included in the Agency Plan.

COMPONENT	COMMENT	RESPONSE
PLANNING	The group wasn't sure what the terms "create living environments", "dependency", etc. meant. We were concerned that this could be construed as a time limit on receipt of public housing and Section 8 benefits–for example, the "five years and out" discussion that some PHAs have had, arguing that this is like welfare reform. In the current housing market, this is not realistic–residents are not finding and keeping jobs that would allow them to maintain themselves in the private market without rental assistance. Salaries aren't keeping up with prices, and residents have no guarantee that their economic situations will improve. There should probably be some discussion about what the "ladders of opportunity" are and should be. For example, BHA has a Family Self-Sufficiency (FSS) program for a limited number of Section 8's, under which it escrows funds for families that achieve increases in their earned income over time, and then the funds can be released to help the family achieve self-sufficiency goals (go to college, use toward a down-payment for a home, purchase a car to help with employment), but there's nothing similar in its public housing program. Is BHA doing what it says? Is BHA providing jobs and training for residents? The mission here needs to be clarified.	There is no plan at this time to pursue time limits for public housing or Section 8 residents. There are many initiatives underway at the BHA, some sponsored directly by BHA but many more by outside organizations, to foster self-sufficiency, job creation, and resident empowerment. To the extent this relates to the Mission Statement, staff are available to discuss further clarification.

COMPONENT	COMMENT	RESPONSE
PLANNING	The text here referred to pursuing replacement housing & relocation vouchers in conjunction with any demolition/disposition of Public Housing units and with any HOPE VI application. The Reading Committee was concerned that HOPE VI reduces the supply of public housing. One question was how to guarantee that people affected by HOPE VI will still be able to get housing. They need resources to find housing. In addition, while BHA guarantees displaced families the "right to return" to the development, and the right to a Section 8 voucher to move temporarily or permanently, there may be cases where a family counts on a Section 8, moves, but loses the apartment through no fault of its own (owner sells property, etc.) and isn't able to find alternative housing within the time period left on the Section 8 voucher. Such a family is out of luck. There should be a "safety net" for these families to return to public housing if they lose the Section 8 through no fault.	According to federal law and the BHA relocation policy, the BHA has to provide a comparable, affordable unit during relocation for a HOPE VI redevelopment. At conclusion of the redevelopment, residents may remain in Section 8, return to the redeveloped development, or to another public housing unit. During the relocation period, a family that chooses a Section 8 voucher is able to access housing search assistance and other supportive services.
PLANNING	The RAB has in the past required BHA to identify what vacancies it has, by development, and to have a plan to reduce the vacancy level to zero and to maintain full occupancy. This should be continued– BHA should identify both what its vacancies are. If the vacancies are due to more than routine turnover or holding relocation resources open for HOPE VI and 504 relocation, the plan should articulate what steps BHA will take to eliminate such vacancies.	The vacancy level will never by zero since there is always turnover happening. However, the Five-Year Plan expressly prioritizes Vacancy Reduction with an aggressive goal to minimize the number of vacancies. Operations staff will report periodically to the RAB on the progress of this goal.

COMPONENT	COMMENT	RESPONSE
PLANNING	On Replacement Housing funds, the Reading Committee wanted to know the number of units that were lost (numbers torn down and replaced) and the number of units affordable to public housing families that were replaced.	BHA demolished 807 public housing units at Mission and built 445 new HOPE VI public housing units. At Orchard we demolished 528 units and built 346 new HOPE VI public housing units. At Maverick, where Replacement Housing Factor funds are being used in addition to HOPE VI funds, 413 units on the current site are being replaced by 316 units on the current site.
PLANNING	5 Year Plan - Page 10: What is meant by providing an improved living environment (give examples)?	Examples of providing an improved living environment are stated in the objectives and their accompanying goals and include, among others, monitoring the Admissions and Continued Occupancy Policy, continuing and enhancing, to the extent possible, the current Public Safety Program, and working with the City and Community Based Organizations to continue access to education and employment seeking services.
PLANNING	5 Year Plan - Page 10: How could bringing higher income households into a development eliminate poverty?	The goal as stated is to deconcentrate poverty by bringing higher income public housing households into lower income developments. The theory is that higher income households present different lifestyle options and can be a source of job contacts.
PLANNING	*Work collaboratively with the Resident Advisory Board for purposes of reviewing and advising the BHA on all new and revised policies related to the Annual and Five-Year Agency Plan*. (p. 15: 5 Year Plan) –This should include anything that directly affects residents including Section 8.	We agree.
PLANNING	P. 3, 5 Year Plan (under "Leverage private or other public funds to create additional housing opportunities"): How long will this take?	BHA anticipates that it will take the full five years to implement all of the components of this goal.

COMPONENT	COMMENT	RESPONSE
PLANNING	P. 3, 5 Year Plan there is a section entitled "Acquire or build units or developments"), this is not checked: What can be done to carry out a plan to do this?	BHA did not check this goal because of the significant level of resources that completing this goal would require. We do not have the funds to acquire new units.
PUBLIC SAFETY	On p. 10, 5 Year Plan, under "Implement public housing security improvement" and "Continue and enhance, to the extent possible, the current Public Safety program". Comment: We know that a Public Safety meeting this year was cancelled due to weather without any date for rescheduling.	The Public Safety meeting was re-scheduled and held. The citywide senior disabled development meetings continue to meet on a regular quarterly basis.
PUBLIC SAFETY	On p. 10, 5 Year Plan, under "Continue and enhance, to the extent possible, the current Public Safety Program", what is it now?	The current staffing for the BHA public safety program includes 52 senior safety officers, 26 police officers, 7 police sergeants, and 7 dispatchers.
PUBLIC SAFETY	We, the tenants, consider safety and quality of living seeing police around, having lights that work, the bugs controlled, the rats controlled, drug-free hallways. To me, these are quality of life.	The BHA agrees and will continue to work with residents and the Boston Police Department on these quality of life issues.
PUBLIC SAFETY	Progress Report P. 12: Under "Continue and enhance, to the extent possible, the current Public Safety Program"--Also see p. 9. This talks about monthly meetings– what time are they, can RAB members attend?	RAB members are welcome to attend any public safety meetings. To find out about the meetings, RAB members can call their local district police station, speak with their development manager, or call the BHA public safety office 9 am to 5 pm, Monday to Friday at 988-5306.
PUBLIC SAFETY	Page 12 of the progress report: What are BHA public and safety policies for youth? The youth programs were cut, so I don't see any public safety and policies there as far as the youths are concerned.	The BHA police work with and refer youth to City Year as well as Community Centers, and the Community Service Office of the Boston Police Department located in each district station. The BHA police host a Christmas party for development youth.

COMPONENT	COMMENT	RESPONSE
PUBLIC SAFETY	RAB members are very concerned about the safety and quality of life of public housing residents. With the elimination of the Drug Elimination Program (DEP) earlier this decade, youth programs have been eliminated and public safety has become a bigger concern for residents. As is articulated in the summaries from the RAB Reading Committee, with cuts in funding, meetings have been eliminated among the police, local BHA staff, and LTOs, and this means that police are not finding out what developments need and residents can't get the ear of law enforcement officials. BHA also needs to insure that necessary capital work related to safety is completed (lighting, locks, security cameras, etc.) so that residents can feel secure. Residents also need to feel that their confidentiality will be preserved when they report information for investigation about crime or drug-related problems in their communities.	BHA police meet currently with organized tenant groups frequently and will continue to meet with tenants and upon request with anybody who would like to meet. RAB members and residents can find out about the schedule of public safety meetings by calling their local district police station, speaking with their development manager, or calling the BHA public safety office 9 am to 5 pm, Monday to Friday at 988-5306. BHA police do not divulge names of people or sources of information regarding criminal activity in developments.
SECTION 8	P. 8, 5 Year Plan, bullets 1 and 2 (under "Providing voucher mobility counseling" and "Conduct outreach efforts to potential voucher landlords"): Explain mobility counseling. What is the level served in 2004, numbers?	The BHA estimates that over 200 participants per month relocated in 2004. Each of these households received whatever level of counseling that was individually required from Leased Housing staff to accomplish these moves. In addition, in 2004, the BHA contracted with the Boston Fair Housing Commission to provide voucher mobility counseling in connection with the Skinner Program. This Program has a total of 400 participants. In general mobility counseling consists of assisting applicants to move to areas that have either low minority concentrations or higher income levels.

COMPONENT	COMMENT	RESPONSE
SECTION 8	What has BHA's performance been on SEMAP? What weaknesses? Can RAB see documents? What would it take for BHA to get high score? How does BHA plan to achieve this? Time frame to achieve this? What advantages/benefits would BHA get from high score, and what would BHA intend to do differently based on this?	The BHA's most recent SEMAP score was 89. This ranks the BHA as a Standard Performer and puts the BHA one point away from achieving High Performer Status. The BHA lost points on this year's SEMAP calculation due to inconsistencies in data submitted to HUD's PIC System in the areas of FSS and Housing Inspections. Leased Housing staff have investigated and corrected the deficiencies in both of these areas. The BHA received the maximum points available on all other SEMAP indicators. A copy of this report is available in the Planning Library. In its regulations, HUD outlines the advantages of being a high performer on SEMAP, which include public recognition of score and a reduction of regulatory requirements.
SECTION 8	BHA's SEMAP score of 89 is close to "high-performer" range. However, BHA lagged in three indicators: pre-contract Housing Quality Standards (HQS) inspections; annual HQS inspections; and Family Self-Sufficiency (FSS). The issues here may be more a question of insuring that BHA staff put adequate data into HUD's electronic data-collection system. It would be helpful to hear back from BHA about what exactly caused the problems for each of the indicators and what steps are being taken to insure higher scores at the next assessment.	See response above.
SECTION 8	The Reading Committee also thought that since the BHA had also set revision of the Section 8 Administrative Plan as a goal in its last five-year plan, and hadn't achieved it, it should set a specific, shorter-than-5-year time span to get this done.	The BHA intends to revise its Section 8 Administrative Plan in calendar year 2005.

COMPONENT	COMMENT	RESPONSE
SECTION 8	The seventh bullet refers under improve customer satisfaction to a newsletter for landlords and Section 8 participants, but it appears it may solely be electronic. While electronic resources are good, there should also be something that's accessible to those who don't have computers. The idea about e-mail contacts is good, and there should be a similar e-mail contacts list developed for public housing residents who wish to communicate that way. The plan should also discuss ways in which to get Internet access for all residents/participants, rather than just relying on public library resources or those few task forces that have them.	The BHA will continue to explore options available to increase communication with its residents, applicants and the general public.
SECTION 8	Members of the committee wanted to know more about the trade-offs between project-based voucher assistance and regular tenant-based vouchers. Does this mean that housing will only be created pending Section 8 vouchers? While project-based vouchers may insure that there is a sufficient stock of longer-range affordable housing, the vouchers are taken out of the general voucher portfolio, and units taken for the project-based vouchers are then not available for mobile voucher holders on the waiting list. The same population may not be served–more of the PBV units are set aside for populations with special needs (such as homeless in recovery, etc.), and there may be proportionately less for families with children.	The BHA's Administrative Plan currently allows the BHA to utilize up to 20 percent of its total vouchers as Project Based Vouchers. The BHA is available to discuss this further with the RAB upon request.

COMPONENT	COMMENT	RESPONSE
SECTION 8	The Reading Committee asked what the "standard period for lease-up process" meant. Mac explained that recently the Leased Housing Division has required that requests for tenancy approval be submitted roughly six weeks before an apartment can be under a Section 8 lease (with some case by case exceptions for extreme hardship, such as where there is ongoing domestic violence or the family is a witness to violent crime, or is up against a court deadline to move). There can be problems here because landlords are unlikely to be willing to let apartments remain vacant for six weeks while going through the Section 8 process [the apartment needs to be vacant to pass inspection. Members wondered what the prior standard had been and whether it could be less (such as 3 weeks). They also said it would be helpful for participants to get information about how to give notice properly if they need to move. The Committee thought there should be a Safety Net for hardship cases, and that all leasing officers should be educated about how to handle hardships.	The BHA has instituted a number of systems to properly administer its Section 8 Program within the confines of decreased funding and voucher availability. The BHA does not believe that its leasing schedule is too restrictive and points to the over 200 households per month that relocated successfully in 2004. In addition, as is noted in the comment, the BHA has and will make exceptions to this schedule based upon individual circumstances.

COMPONENT	COMMENT	RESPONSE
SECTION 8	Apparently in response to tightening of HUD fiscal constraints, this summer BHA established guidelines requiring Section 8 participants to provide documents related to Requests for Tenancy Approval far in advance of the lease-up date–in many cases, six weeks or more prior to the lease-up date. If a proposed unit does not pass inspection at least six weeks prior to the proposed lease up date, it cannot be approved for the approved date, and the earliest date of lease up would be the following month. While we understand the need for BHA to insure full compliance with SEMAP requirements, and to minimize retroactive adjustments that will throw off predictable monthly costs, such long lease-up periods are often unrealistic. If a prospective landlord is approached by a Section 8 participant, s/he may have to leave the unit unutilized for the full six-week period. Faced with this, landlords may refuse to accept a Section 8 tenant, and may even have a legitimate business justification for this action. We would ask, however, that BHA revisit this, and look to see what other PHAs in the area have done to insure compliance with HUD fiscal constraints while avoiding hardship and discouragement of landlords.	See response above.

COMPONENT	COMMENT	RESPONSE
SECTION 8	I am a Section 8 voucher holder. My main concern is about the new schedules for – not so much the payment, but how the requests for tenancy approval process, that scheduling. What's being done now is that you'd have to have – instead of giving your landlord 30-day notice it's about what, 40 to 60-day notice to give the landlord. And it's really kind of hard because if you're looking for an apartment, and most of the time you're dealing with small homeowners, they're not going to say, "Okay, gee, I want you but I'm going to wait around until this process comes forth. If the apartment gets approved, I'll wait for you. I'll eat a month's mortgage just for you." They're not doing that. I've been turned many times just because of the new process.	See response above.

COMPONENT	COMMENT	RESPONSE
SECTION 8	It may seem to work, but what if you have a landlord who says, "Okay, forget it. Your lease is up and I really can't wait around anymore. I was told, "Well gee, they'd just have to start the eviction process." Well…I'm trying to get myself together with my credit and I want to get a home of my own. If that's on my credit, gee, what's going to happen? You know? So I'm thinking of all these things and although the policies are good for some things, it's really harming families in other ways. I don't know if there's any way that BHA can come up with another solution as to this – instead of this 60-day notice to the landlord, because I know that legally you give landlords 30 days, and I don't know if this is something that is illegal to give your landlord 45 to 60-day notice? I don't know. But because of the new policies that are implemented, it's really hard for low-income families who are on the Section 8 program who has their voucher through BHA to compete against people who have their voucher say from Quincy or say from MBHP.	See response above.
SECTION 8	Members of the Reading Committee mentioned that, earlier in the year, BHA had mentioned that it was pursuing Section 8 terminations against a number of families that had breached repayment agreements with the BHA, and that this was necessary because HUD had cut the BHA's budget on the assumption that BHA could make up the cut by aggressively pursuing such cases. Is this the case? What happened with the terminations (how many cut off, how many paid up, and how many entered into new repayment arrangements)? Is HUD still cutting funding even though BHA has pursued these cases?	As part of its administration of the Section 8 Program, the BHA is required to ensure that participants in the program are compliant with the rules and regulations of the program. When households are found to not be compliant, the BHA sends a notice to the participant proposing termination of the household from the program. This notice outlines the reason(s) for the termination and advises the household of their right to appeal.

COMPONENT	COMMENT	RESPONSE
SECTION 8	There is reference here in the 5 Year Plan to informational meetings about SEMAP – here again, the Reading Committee thought the members of the RAB should be notified and given an opportunity to attend any such meetings	The BHA will notify the RAB of any informational meetings on SEMAP.
SECTION 8	Progress Report P. 10: Under "Establish payment standards to meet market demand" for Section 8–what does this mean.	As part of the administration of its Section 8 Program, the BHA is able to set Payment Standards for its market area between 90-110% of the established FMRs for the area. The BHA re-evaluates rents in its market area, compares those rents to the established FMRS and raises or decreases its Payment Standard so that voucher holders will have the ability to utilize their vouchers in the BHA's market area.
SECTION 8	On p. 11, 5 Year Plan, how does BHA intend to encourage broad participation in the Section 8 homeownership program? If there are no more Section 8 vouchers how would tenants be able to pay their mortgage or rent?	To access the Section 8 Homeownership Program, participants must be members in good standing in the BHA's Self - Sufficiency Program. Currently, the BHA has 348 participants in its FSS Program. The BHA regularly provides information and counseling to members of its FSS Program about the requirements of the Homeownership Program. Participants in the Section 8 Homeownership Program must be active participants in the BHA's FSS Program and are therefore already voucher holders. The BHA does agree however that continued cuts to the Section 8 Program could negatively impact the BHA's Section 8 Homeownership Program as well as all other Section 8 funded programs.
SECTION 8	Agency Plan P. 49-52 discusses the Section 8 homeownership program: How has BHA notified Section 8 participants about this program and will BHA continue to do so?	See response above.

COMPONENT	COMMENT	RESPONSE
SECTION 8	Progress Report P. 10: Under "Maintain and operate Section 8 homeownership program"--What's going on with Section 8 homeownership? How many aided or projected to be helped.	The BHA has had five participants successfully purchase homes through its Homeownership Program. The BHA is working with an additional 20 households who have expressed interest in the program and are working on meeting the requirements.
SECTION 8	Resident commented that they do not like President Bush's Administration's plan to block grant Section 8	BHA recommends commenter speak with their MA Congressional delegation.
SECTION 8	Agency Plan, last line of page 9, says Section 8 waiting list has been closed since April 2004 and BHA does not expect to reopen in the PHA Plan year: We were told the waiting list would be reopened this fall!	The BHA has currently utilized all of its available Vouchers. In addition, we have a waiting list with over 4000 active applicants. Given this information, the BHA has no plans to re-open its Section 8 Waiting List in the near future. The commenter may be thinking of the re-opening of the public housing waiting list.
SECTION 8	I know that most of you know that a vote took place last week on rent control. My building doesn't fall generally under Boston Housing Authority, but the three tenants that live in there do because we have a Section 8 voucher. But, the building has been sold. I just want to know – get a clear understanding on what position Boston Housing Authority plays when it comes to raising the rent on individuals? The building I once stayed in was everything included, $450. And that same size, same studio apartment is $1,200 now. What standard does Boston Housing Authority play when it comes to rent control? How does Boston Housing Authority stand on rent control?	Participants in the BHA's Section 8 Program pay no more than 40% of their Household income towards rent and utilities. Contract Rents for units leased under the BHA's Section 8 Program are negotiated between the owner and the BHA and are based upon a determination of rent reasonableness and the BHA's Payment Standards. Public Housing rents are established through federal and state law. The rent control proposal referenced in the comment is not within the purview of the BHA.

COMPONENT	COMMENT	RESPONSE
SECTION 8	It appears that BHA is still using the same utility allowances for its Section 8 program that were issued in April, 2003. Under federal law, BHA must review its scheduled of utility allowances each year, and must revise its allowances if there has been a change of 10% or more in the utility rate (or cost) since the last time the scheduled was revised. The housing authority must also maintain information supporting its annual review of utility allowances. See 24 C.F.R. § 982.517(c). None of this information was available in the Planning Library. I would like to look at the BHA's annual review material for this year and compare it with past analyses and similar allowances developed by MBHP to be sure that the figures have been properly reviewed.	BHA recently contracted with an agency to provide updated information on utility amounts. BHA expects to publish a new utility chart in February 2005.

COMPONENT	COMMENT	RESPONSE
SE CTION 8	A number of Mass. Housing multifamily housing developments have a mixture of deep subsidy, moderate income, and market units. It often happens that a resident may have initially had sufficient income to qualify for a moderate or market rate unit, or a HOME or tax credit unit without a deep subsidy, but then sustains a loss of income which means that the apartment is not affordable. Mass. Housing provides in its tenant selection plan for an internal preference in these developments for existing tenants who are paying more than 50% of income for rent and who would benefit by being placed into deep-subsidy units as they turn over. However, it turns out that DHCD criteria only permit this where a local housing authority has obtained a waiver from DHCD to include such a preference in its MRVP preferences. See Memorandum of Donna Goguen of DHCD, *Tenant Selection: Waiver to Assist Certain Residents of 13A and 236 Developments* (Dec. 5, 2001) and Memorandum of Donna Goguen, *Revised MHFA Tenant Selection Plan* (Sept. 21, 1999). I am not certain if BHA has requested these waivers, as it may not have been aware of the need for them to help residents. As part of broader City of Boston policy, BHA should take what steps may be necessary so that these residents with hardship situations can transfer to available deep subsidies in their developments.	BHA will take the comment under advisement.

COMPONENT	COMMENT	RESPONSE
SECTION 8	BHA instituted a 7% reduction in contract rents for all landlords based on a rent reasonableness assessment. While there was support for this, on a case-by case basis, there might be cases where this resulted in an unfair results–for example, where the owner had already kept the rent below market. BHA agreed to revise its Section 8 administrative plan to allow owners to seek review of the rent reasonableness determination with documentation showing that the rent was in fact comparable to that being obtained for unassisted units. Tenants are concerned, though, that the contract rent reduction may cause landlords who were willing to count on the Section 8 program to turn away from it. A number of tenants have had eviction cases filed against them because owners opted out of their leases after the contract rent reduction.	The BHA did revise its Administrative Plan to create an appeal process for the landlords affected by the 7% reduction in contract rents based upon a rent reasonableness assessment. To date, the BHA has processed over 500 appeals under this process.
SECTION 8	BHA is trying to construct new, affordable housing, working with the City of Boston's Department of Neighborhood Development, but a lot of that depends on the regularity of the subsidy stream of the Section 8s and HUD pulled the plug on some of that earlier this year and said, "No, you can't go forward with these new affordable housing developments." Hopefully some of that is changing now as BHA gets its Section 8 numbers down, but this is a real, real change in what's been going on in the affordable housing market for the last while.	The BHA is working with local housing development entities in an effort to resolve this important issue.

COMPONENT	COMMENT	RESPONSE
SECTION 8	The over-leasing problem has also resulted in HUD freezing approval of new affordable housing development by BHA (in conjunction with non-profits and the City's Department of Neighborhood Development) through the Project-Based Voucher (PBV) Program, since PBV units come from the same pool.	See response above.
SECTION 8	In the FY 2004 PHA plan, BHA sought a reduction in itspayment standard from 110% to 100% of the Fair Market Rent (FMR) because of a softening in the rental market and the need to control costs. With final HUD approval of the FY 2004 PHA plan in the summer, BHA implemented this reduction. However, around the same time HUD issued proposed FMRs for FY 2005, which are much lower than in prior years, particularly for larger apartments. BHA, other PHAs, and housing advocates in the Greater Boston area wrote to HUD, seeking to increase the FMRs. While HUD revamped the geographic areas for determination of rents, it did not alter the actual figures much for the greater Boston area. As a result, it is necessary for BHA to increase its payment standard again to 110% of the new FMRs–otherwise, many families will not be able to find housing within 40% of their income, or will have exorbitant rent shares.	The BHA is proposing to move it's payment standard to a maximum of 110% in the FY 2005 Agency Plan.

COMPONENT	COMMENT	RESPONSE
SECTION 8	HUD and Congress have made clear that housing authorities' over-leased units will not be supported by regular voucher funds, and housing authorities must deplete all reserves to cover these units. Because of this, BHA placed a halt on the issuance of almost all new vouchers, and has also become more aggressive on Section 8 terminations, so that it can attrition down to the authorized voucher amount and not be overleased. Because of the freeze, many homeless and at risk families and individuals who counted on the BHA Section 8 program can no longer do so. It used to be that the wait for issuance of a voucher was 6-9 months for emergency applicants; now the wait will likely be years. BHA does not anticipate reopening the Section 8 waiting list (except for project-based voucher (PBV) and mod rehab units, as there are already thousands of individuals who qualify for emergency status awaiting help.	The BHA does not anticipate a re-opening of the Section 8 waiting list in the near future.

COMPONENT	COMMENT	RESPONSE
SECTION 8	Last year, HUD tried to take 250,000 residents off Section 8 vouchers. We fought. We went to Washington again. We petitioned Congress, HUD, whomever. In '04, they did not take the 250,000 off. But…I will say it's still in the works for '05, the 250,000 Section 8 voucher people will be taken off the roll because of whatever – I'm going to say the Iraqi War. (And I want them to leave that on the tape.) Anyway, the bad news is – that's the good news. The bad news is, I've seen a copy of the FY '06 – fiscal year 2006 budget where the President is proposing to possibly take 600,000 off the Section 8 list. These are the things that you don't hear a lot about, but these are the issues that we deal with. I personally will go to Congress. I will go to the President. I will go to whoever is in charge to stand up for us. If we can't stand up for ourselves, no one else will, believe me.	The BHA believes it is always useful for residents to advocate on behalf of the Section 8 and Public Housing Programs.
SECTION 8	The FY 2004 funding problem for Section 8 vouchers is likely to persist into FY 2005. While these comments must be submitted by December 15, 2004, it is likely that later this week BHA will receive notice about what its pro-rated allocation of Section 8 funding will be for FY 2005. See PIH Notice 2005-1 (HA). We would ask that the BHA keep the RAB advised about what implications this has for the Section 8 program, and what steps BHA intends to take in response.	The BHA will continue to keep the RAB advised about changes in the Section 8 Program.

COMPONENT	COMMENT	RESPONSE
SECTION 8	If I wanted to move to Springfield, I'd still have to deal with BHA, which I think is absurd. I wouldn't want to move to Springfield, but I feel that because I'm in the choice voucher program, I should have a choice. If I want to move to Cambridge, I shouldn't have to continually deal with BHA because that's Cambridge. So I want to know what is it that BHA is going to do as far as allowing people to transfer out. Is it because there's a pool of money that they want to continue to have? What's the issue?	The BHA's jurisdiction for its Section 8 Housing Program is the Commonwealth of Massachusetts. This is the same for all other Housing Authorities in Massachusetts. In the past, the BHA chose not to administer its vouchers in other cities and towns. However, decreased administrative fees to the program over the past few years have caused the BHA to re-evaluate this practice. In 2004, the BHA began administering vouchers in other cities and towns within a certain perimeter of Boston as BHA voucher holders in these areas relocated. The BHA plans to expand this practice in 2005 in an effort to maximize the Administrative fees that may be retained by the BHA.

COMPONENT	COMMENT	RESPONSE
SECTION 8	Part of the BHA agency plan to increase family participation in the self-sufficiency program. There are a couple of families that I work with, and they're interested in the program; they're BHA – they have their Section 8 certificate and they wanted to participate but when I call, I'm told, "Well, the waiting list is really long. I could put you on the list but there's no guarantee…" My question is: The strategic implementation of any plan is good but, the daily operations are – sometimes they get in the way of actually implementing the plan. I want to know: Are there any more staff members that are in that department? I think Suzanne Forgione is the only one working in that program? And if she is, my gosh, I don't know how BHA is going to be able to implement increased family participation if she's just one person working on what, hundreds of families that are already on the program? If they want to increase that, they're going to have to increase staff to help her with that. How many families are currently being served through the Family Self-Sufficiency Program? And if there is going to be an increase as part of the strategic plan, how many more families are you planning on serving?	The BHA's Self -Sufficiency Program currently has 348 participants. At this time, the BHA has utilized all of its vouchers and will only have the ability to admit new participants to this program as attrition allows. The BHA currently employs three Family Self Sufficiency Coordinators.
SECTION 8	The RAB plans to work closely with BHA and in coalition with other affordable housing advocacy organizations to insure against termination of Section 8 participants without fault, that rents remain affordable, that there is adequate funding to keep developments up to code, that landlords continue to accept rental subsidy for those in need of it, and that resources will be available for those who are homeless or at risk of homelessness.	The BHA appreciates the RAB's support of the Section 8 Program.

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

__Performance and Evaluation Report for Program Year Ending 9/30/04 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	993,551	993,551	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**993,551**	**993,551**	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures		-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-

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

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

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:
Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-00

Federal FY of Grant:
FFY00

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
2-124	Maverick Phase IV	149900 000000		993,551	993,551	0	0	0	
				993,551	**993,551**	**0**	**0**	**0**	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

___Original Annual Statement ___Reserve for Disasters/Emergencies __X__Revised Annual Statement

__X__Performance and Evaluation Report for Period Ended 9/30/04 _X_Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	900,000.00	900,000.00	900,000.00	900,000.00
3	1408 Management Improvements Soft Costs	3,249,436.70	3,249,436.70	3,249,436.70	3,249,436.70
	1408 Management Improvements Hard Costs				
4	1410 Administration	1,374,306.00	1,374,306.00	1,374,306.00	1,374,306.00
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	4,079,709.71	4,079,709.71	4,079,709.71	4,079,709.71
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	844,106.14	844,106.14	844,106.14	844,106.14
10	1460 Dwelling Structures	18,926,070.40	18,926,070.40	18,926,070.40	18,926,070.40
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	429,220.60	429,220.60	429,220.60	429,220.60
13	1475 Nondwelling Equipment	202,740.95	202,740.95	202,740.95	202,740.95
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	36,748.50	36,748.50	36,748.50	36,748.50
18	1499 Mod Used of Development*	0.00	0.00	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	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	30,067,339.00	30,067,339.00	30,067,339.00	30,067,339.00
21	Amount of line 20 Related to LPB Testing	2,547,917.77	2,498,868.24	2,498,868.24	2,498,868.24
22	Amount of line 20 Related to Section 504 Compliance	56,814.65	784,196.28	784,196.28	784,196.28
23	Amount of line 20 Related to Security Soft Costs	1,035,234.00	1,035,234.00	1,035,234.00	1,035,234.00
	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	900,000.00	900,000.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		43,437.27	43,437.27	0.00	43,437.27	43,437.27	
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	1,035,234.00	0.00	1,035,234.00	1,035,234.00	
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	340,491.55	13,540.00	340,491.55	340,491.55	
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	309,208.66	
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	738,267.13	449,009.64	738,267.13	738,267.13	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		117,804.31	159,182.19	41,377.88	159,182.19	159,182.19	
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	24,331.71	6,939.75	24,331.71	24,331.71	
2-00	RETIREMENT INDIRECT	141009 003001		8,829.68	13,543.47	4,713.79	13,543.47	13,543.47	
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	59,020.00	505.58	59,020.00	59,020.00	
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	2,404.54	(106,580.46)	2,404.54	2,404.54	
2-00	OFFICE EQUIPMENT RENTAL	141019 000108		15,000.00	9,757.23	(5,242.77)	9,757.23	9,757.23	
2-00	ADVERTISING	141019 000110		61,264.59	62,239.88	975.29	62,239.88	62,239.88	
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	146,306.60	(582,546.55)	146,306.60	146,306.60	Work completed
2-00	A/E - CONSULTANTS	143001 741000		1,469.35	1,469.35	0.00	1,469.35	1,469.35	Work completed
2-00	A/E - 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-00	A/E - LEAD PAINT REMOVAL	143001 837000		357,704.57	312,888.03	(44,816.54)	312,888.03	312,888.03	Work completed
2-00	A/E - ENVIRONMENTAL HAZARD	143001 838000		20,004.36	0.00	(20,004.36)	0.00	0.00	
2-00	A/E - SMOKE DETECTORS	143001 940000		3,732.00	0.00	(3,732.00)	0.00	0.00	
2-00	A/E - UNDERGROUND STORAGE	143001 966000		244,453.37	267,642.92	23,189.55	267,642.92	267,642.92	Work completed
2-00	UNDERGROUND STORAGE TANK	145011 966000		7,636.02	0.00	(7,636.02)	0.00	0.00	
2-00	HVAC	146016 000000		91,953.34	0.00	(91,953.34)	0.00	0.00	
2-00	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-00	SMOKE DETECTORS	146020 940000		1,646.67	0.00	(1,646.67)	0.00	0.00	
2-00	LEAD PAINT ABATEMENT	146021 837000		1,156,983.50	985,138.37	(171,845.13)	985,138.37	985,138.37	Work completed
2-00	ENVIRONMENTAL HAZARD	146021 838000		0.00	0.00	0.00	0.00	0.00	
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE FURNITURE & EQUIPMENT	147501 000000		14,408.64	1,187.03	(13,221.61)	1,187.03	1,187.03	
2-00	COMPUTERS	147501 742000		44,472.88	26,834.87	(17,638.01)	26,834.87	26,834.87	
2-00	TELEPHONE	147501 959000		8,804.95	80,473.17	71,668.22	80,473.17	80,473.17	
2-00	MAINTENANCE EQUIPMENT	147502 000000		3,769.48	3,195.00	(574.48)	3,195.00	3,195.00	
2-00	AUTOMOTIVE EQUIPMENT	147507 000000		128,385.00	91,050.88	(37,334.12)	91,050.88	91,050.88	
2-00	RELOCATION	149501 000000		16,300.00	10,675.93	(5,624.07)	10,675.93	10,675.93	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				7,979,280.87	7,475,604.85	(503,676.02)	7,475,604.85	7,475,604.85	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		97,059.43	0.00	(97,059.43)	0.00	0.00	
2-01	CONSULTANTS	143001 741000		3,910.00	3,910.00	0.00	3,910.00	3,910.00	Work completed
2-01	504 COMPLIANCE	143001 812000		0.00	165,273.30	165,273.30	165,273.30	165,273.30	Work completed
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	11,414.00	838.00	11,414.00	11,414.00	Work completed
2-01	WATERPROOFING	146014 970000		25,250.21	25,250.21	0.00	25,250.21	25,250.21	Work completed
2-01	HVAC	146016 000000		187,900.16	187,900.16	0.00	187,900.16	187,900.16	Work completed
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	LEAD PAINT REMOVAL 60	146021 837000		0.00	166,612.14	166,612.14	166,612.14	166,612.14	Work completed
2-01	MAINTENANCE EQUIPMENT	147502 000000		0.00	0.00	0.00	0.00	0.00	
				362,629.20	560,359.81	197,730.61	560,359.81	560,359.81	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MISSION								
2-03	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-03	MOD USE FOR DEVELOPMENT	149900 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		218,160.30	128,612.38	(89,547.92)	128,612.38	128,612.38	Work completed
2-04	CONSULTANTS	143001 741000		1,292.49	41,033.95	39,741.46	41,033.95	41,033.95	Work completed
2-04	504 COMPLIANCE 30	143001 812000		0.00	127,328.20	127,328.20	127,328.20	127,328.20	Work completed
2-04	A/E SEWERS	143001 929000		55,904.22	54,223.72	(1,680.50)	54,223.72	54,223.72	Work completed
2-04	A/E UNDERGROUND STORAGE TANK	143001 966000		24,984.50	24,984.50	0.00	24,984.50	24,984.50	Work completed
2-04	UNDERGROUND STORAGE TANK	145011 966000		26,236.00	8,558.74	(17,677.26)	8,558.74	8,558.74	Work completed
2-04	ELECTRICAL	146015 000000		427,000.00	385,823.50	(41,176.50)	385,823.50	385,823.50	Work completed
2-04	HVAC	146016 000000		95,325.00	245,166.80	149,841.80	245,166.80	245,166.80	Work completed
2-04	SEWER LINES	146021 929000		0.00	0.00	0.00	0.00	0.00	
				848,902.51	1,015,731.79	166,829.28	1,015,731.79	1,015,731.79	

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	
	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	

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	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		96,107.68	54,037.61	(42,070.07)	54,037.61	54,037.61	Work completed
2-06	A/E CONSULTANTS	143001 741000		5,907.50	12,518.99	6,611.49	12,518.99	12,518.99	Work completed
2-06	A/E - UNDERGROUND STORAGE	143001 966000		12,962.97	12,962.97	0.00	12,962.97	12,962.97	Work completed
2-06	DWELLING CONSTRUCTION	146001 000000		127,040.40	127,040.40	0.00	127,040.40	127,040.40	Work completed
2-06	BUILDING EXTERIOR	146014 000000		300,479.00	434,909.40	134,430.40	434,909.40	434,909.40	Work completed
2-06	ELECTRICAL	146015 000000		465,000.00	464,965.43	(34.57)	464,965.43	464,965.43	Work completed
2-06	HVAC	146016 000000		0.00	28,480.30	28,480.30	28,480.30	28,480.30	Work completed
2-06	ELEVATORS	146021 760000		892,463.00	870,148.50	(22,314.50)	870,148.50	870,148.50	Work completed
2-06	UNIT REHAB	146016 000000		238,331.12	238,331.12	0.00	238,331.12	238,331.12	Work completed
				2,138,291.67	2,243,394.72	105,103.05	2,243,394.72	2,243,394.72	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant 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	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		35,559.83	35,662.98	103.15	35,662.98	35,662.98	Work completed
2-07	504 COMPLIANCE 30	143001 812000		0.00	25,230.26	25,230.26	25,230.26	25,230.26	Work completed
2-07	A/E STAIRWAYS	143001 950000		45,163.00	34,991.25	(10,171.75)	34,991.25	34,991.25	Work completed
2-07	SITE GROUNDS	145011 000000		0.00	107,522.20	107,522.20	107,522.20	107,522.20	Work completed
2-07	UNDERGROUND STORAGE TANK	145011 966000		150,559.65	138,369.21	(12,190.44)	138,369.21	138,369.21	Work completed
2-07	HVAC	146016 000000		128,098.00	127,098.00	(1,000.00)	127,098.00	127,098.00	Work completed
2-07	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS	146019 704000		0.00	582,385.86	582,385.86	582,385.86	582,385.86	Work completed
				359,380.48	1,051,259.76	691,879.28	1,051,259.76	1,051,259.76	

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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	
	MAVERICK								
2-08	ARCH & ENG	143001 000000		24,564.83	3,600.00	(20,964.83)	3,600.00	3,600.00	Work completed
2-08	CONSULTANTS	143001 741000		424.85	424.85	0.00	424.85	424.85	Work completed
2-08	EXTRA ARCH FEES	143002 000000		82,835.00	0.00	(82,835.00)	0.00	0.00	
2-08	HVAC	146016 000000		30,777.20	30,777.20	0.00	30,777.20	30,777.20	Work completed
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	0.00	(1,701,881.00)	0.00	0.00	
				1,840,482.88	34,802.05	(1,805,680.83)	34,802.05	34,802.05	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		68,712.51	9,164.14	(59,548.37)	9,164.14	9,164.14	Work completed
2-09	CONSULTANTS	143001 741000		0.00	260,000.00	260,000.00	260,000.00	260,000.00	Work completed
2-09	A/E HVAC STUDY	143001 816000		2,381.50	999.00	(1,382.50)	999.00	999.00	Work completed
2-09	A/E UNDERGROUND STORAGE TANK	143001 966000		5,968.64	5,968.64	0.00	5,968.64	5,968.64	Work completed
2-09	HVAC	146016 000000		42,000.00	42,000.00	0.00	42,000.00	42,000.00	Work completed
2-09	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
				119,062.65	318,131.78	199,069.13	318,131.78	318,131.78	

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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	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		82,698.15	63,238.15	(19,460.00)	63,238.15	63,238.15	Work completed
2-11	A/E CONSULTANTS	143001 741000		13,242.73	14,829.00	1,586.27	14,829.00	14,829.00	Work completed
2-11	504 COMPLIANCE 30	143001 812000		0.00	48,279.00	48,279.00	48,279.00	48,279.00	Work completed
2-11	ROOFS	146018 000000		0.00	29,341.08	29,341.08	29,341.08	29,341.08	Work completed
2-11	FIRE PROTECTION & SAFETY	146020 000000		38,998.00	38,998.00	0.00	38,998.00	38,998.00	Work completed
				134,938.88	194,685.23	59,746.35	194,685.23	194,685.23	

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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	
	WASHINGTON-BEECH								
2-13	ARCH & ENG	143001 000000		130,148.52	7,749.12	(122,399.40)	7,749.12	7,749.12	Work completed
2-13	A/E CONSULTANTS	143001 741000		4,726.48	31,986.37	27,259.89	31,986.37	31,986.37	Work completed
2-13	A/E HVAC	143001 838000		53,000.00	53,975.00	975.00	53,975.00	53,975.00	Work completed
2-13	A/E ENVIRONMENTAL HAZARD	143001 838000		10,189.85	0.00	(10,189.85)	0.00	0.00	
2-13	SITE GROUNDS	145011 000000		90,817.01	94,060.66	3,243.65	94,060.66	94,060.66	Work completed
2-13	UNDERGROUND STORAGE TANK	145011 966000		2,374.63	2,374.63	0.00	2,374.63	2,374.63	Work completed
2-13	ELECTRICAL	146015 000000		798,987.79	814,506.34	15,518.55	814,506.34	814,506.34	Work completed
2-13	HVAC	146016 000000		592,527.31	498,131.10	(94,396.21)	498,131.10	498,131.10	Work completed
				1,682,771.59	1,502,783.22	(179,988.37)	1,502,783.22	1,502,783.22	

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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	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		35,441.63	28,490.63	(6,951.00)	28,490.63	28,490.63	Work completed
2-14	A/E - BUILDING ENVELOPE	143001 712000		19,712.50	17,522.22	(2,190.28)	17,522.22	17,522.22	Work completed
2-14	CONSULTANTS	143001 741000		535.09	535.09	0.00	535.09	535.09	Work completed
2-14	504 COMPLIANCE 30	143001 812000		0.00	100,088.80	100,088.80	100,088.80	100,088.80	Work completed
2-14	HALLS	146021 810000		5,097.93	5,097.93	0.00	5,097.93	5,097.93	Work completed
				60,787.15	151,734.67	90,947.52	151,734.67	151,734.67	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		92,745.90	88,870.90	(3,875.00)	88,870.90	88,870.90	Work completed
2-19	CONSULTANTS	143001 741000		6,548.14	42,297.77	35,749.63	42,297.77	42,297.77	Work completed
2-19	504 COMPLIANCE	143001 812000		0.00	116,651.51	116,651.51	116,651.51	116,651.51	Work completed
2-19	A/E HVAC	143001 950000		10,700.00	10,700.00	0.00	10,700.00	10,700.00	Work completed
2-19	A/E STAIRWAYS	143001 950000		27,574.00	22,994.25	(4,579.75)	22,994.25	22,994.25	Work completed
2-19	OIL TANK	145001 860000		35,629.22	23,997.95	(11,631.27)	23,997.95	23,997.95	Work completed
2-19	UNDERGROUND STORAGE TANK	145011 966000		96,829.92	82,589.77	(14,240.15)	82,589.77	82,589.77	Work completed
2-19	HVAC	146016 000000		43,417.91	43,417.91	0.00	43,417.91	43,417.91	Work completed
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	1,705,564.60	1,701,881.00	1,705,564.60	1,705,564.60	Work completed
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	2,137,084.66	1,819,955.97	2,137,084.66	2,137,084.66	

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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	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		59,999.19	23,607.97	(36,391.22)	23,607.97	23,607.97	Work completed
2-23	A/E CONSULTANTS	143001 741000		0.00	15,968.05	15,968.05	15,968.05	15,968.05	Work completed
2-23	504 COMPLIANCE	143001 812000		0.00	69,721.52	69,721.52	69,721.52	69,721.52	Work completed
2-23	A/E SMOKE DETECTORS	143001 940000		80,250.00	80,250.00	0.00	80,250.00	80,250.00	Work completed
2-23	A/E STAIRS	143001 950000		37,851.00	30,992.25	(6,858.75)	30,992.25	30,992.25	Work completed
2-23	A/E UNDERGROUND STORAGE TANK	143001 966000		2,755.50	2,755.50	0.00	2,755.50	2,755.50	Work completed
2-23	SITE GROUNDS	145011 000000		122,340.00	122,393.07	53.07	122,393.07	122,393.07	Work completed
2-23	UNDERGROUND STORAGE TANK	145011 966000		2,187.00	2,187.00	0.00	2,187.00	2,187.00	Work completed
2-23	ELECTRICAL	146015 000000		40,953.09	40,953.09	0.00	40,953.09	40,953.09	Work completed
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	Work completed
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	Work completed
2-23	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-23	LEAD PAINT REMOVAL 60	146021 837000		1,000.00	1,000.00	0.00	1,000.00	1,000.00	Work completed
				1,547,575.78	1,590,068.45	42,492.67	1,590,068.45	1,590,068.45	

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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	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		110,463.16	122,958.08	12,494.92	122,958.08	122,958.08	Work completed
2-24	A/E CONSULTANTS	143001 741000		22,858.67	96,182.99	73,324.32	96,182.99	96,182.99	Work completed
2-24	504 COMPLIANCE	143001 812000		0.00	28,911.22	28,911.22	28,911.22	28,911.22	Work completed
2-24	A/E HVAC STUDY	143001 816000		34,392.00	33,892.00	(500.00)	33,892.00	33,892.00	Work completed
2-24	A/E LEAD PAINT REMOVAL	143001 837000		127,329.70	127,329.70	0.00	127,329.70	127,329.70	Work completed
2-24	A/E ROOF SURVEY	143001 904000		80,100.00	73,425.00	(6,675.00)	73,425.00	73,425.00	Work completed
2-24	A/E SMOKE DETECTORS	143001 940000		21,839.00	12,735.00	(9,104.00)	12,735.00	12,735.00	Work completed
2-24	A/E STAIRWAYS	143001 950000		14,412.00	10,997.25	(3,414.75)	10,997.25	10,997.25	Work 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	213,061.49	(11,235.33)	213,061.49	213,061.49	Work completed
2-24	HVAC	146016 000000		1,133,854.30	1,133,854.30	0.00	1,133,854.30	1,133,854.30	Work completed
2-24	ROOFING	146018 000000		1,582,357.00	485,320.52	(1,097,036.48)	485,320.52	485,320.52	Work completed
2-24	FIRE PROTECTION & SAFETY	146020 000000		884,724.00	869,056.00	(15,668.00)	869,056.00	869,056.00	Work completed
2-24	HALLS	146021 810000		2,998.00	2,809.97	(188.03)	2,809.97	2,809.97	Work completed
2-24	LEAD PAINT REMOVAL	146021 837000		905,900.00	905,900.00	0.00	905,900.00	905,900.00	Work completed
2-24	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
				5,145,524.65	4,116,433.52	(1,029,091.13)	4,116,433.52	4,116,433.52	

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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	
	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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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	0.00	(500.00)	0.00	0.00	
2-26	DOORS	146014 750000		0.00	1,378.85	1,378.85	1,378.85	1,378.85	Work completed
2-26	HVAC	146016 000000		1,378.85	0.00	(1,378.85)	0.00	0.00	
				1,878.85	1,378.85	(500.00)	1,378.85	1,378.85	

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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	0.00	(330.50)	0.00	0.00	
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	0.00	(330.50)	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	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		8,090.67	6,510.67	(1,580.00)	6,510.67	6,510.67	Work 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	Work completed
2-29	ROOFS	146018 000000		16,409.50	16,409.50	0.00	16,409.50	16,409.50	Work 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	24,800.17	

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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	0.00	(92.27)	0.00	0.00	
2-30	BUILDING EXTERIOR	146014 000000		0.00	24,670.00	24,670.00	24,670.00	24,670.00	Work completed
2-30	HVAC	146016 000000		26,530.00	0.00	(26,530.00)	0.00	0.00	
2-30	ROOFS	146018 000000		13,160.00	0.00	(13,160.00)	0.00	0.00	
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	24,670.00	(15,112.27)	24,670.00	24,670.00	

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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	Work completed
2-32	SITE IMPROVEMENTS	145011 000000		0.00	40,354.42	40,354.42	40,354.42	40,354.42	Work completed
2-32	DOORS	146014 750000		185.00	185.00	0.00	185.00	185.00	Work completed
2-32	ROOFS	146018 000000		29,305.69	29,305.69	0.00	29,305.69	29,305.69	Work completed
2-32	NON DWELLING CONSTRUCTION	147001 000000		843.65	843.65	0.00	843.65	843.65	Work completed
				34,642.67	75,361.60	40,718.93	75,361.60	75,361.60	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	DAVISON								
2-34	ARCH & ENG	143001 000000		1,469.00	0.00	(1,469.00)	0.00	0.00	
				1,469.00	0.00	(1,469.00)	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WASHINGTON STREET								
2-35	ARCH & ENG	143001 000000		4,308.33	4,308.33	0.00	4,308.33	4,308.33	Work completed
2-35	ELECTRICAL	146015 000000		1,251.95	997.45	(254.50)	997.45	997.45	Work completed
2-35	ROOFS	146018 000000		12,181.84	13,406.84	1,225.00	13,406.84	13,406.84	Work completed
2-35	FIRE PROTECTION	146020 000000		500.00	0.00	(500.00)	0.00	0.00	
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	18,712.62	(2,429.50)	18,712.62	18,712.62	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	WEST NINTH STREET								
2-36	ARCH & ENG	143001 000000		4,308.33	4,642.23	333.90	4,642.23	4,642.23	Work completed
2-36	BUILDING EXTERIOR	146014 000000		40,000.00	67,248.77	27,248.77	67,248.77	67,248.77	Work completed
2-36	HVAC	146016 000000		2,244.83	2,244.83	0.00	2,244.83	2,244.83	Work completed
2-36	ROOFS	146018 000000		14,490.20	14,490.20	0.00	14,490.20	14,490.20	Work completed
2-36	NON DWELLING CONSTRUCTION	147001 000000		97,255.70	97,218.06	(37.64)	97,218.06	97,218.06	Work completed
				158,299.06	185,844.09	27,545.03	185,844.09	185,844.09	

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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	
	JJ CARROLL								
2-37	ARCH & ENG	143001 000000		5,908.33	5,908.33	0.00	5,908.33	5,908.33	Work 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	0.00	(1,225.00)	0.00	0.00	
				7,133.33	5,908.33	(1,225.00)	5,908.33	5,908.33	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MEADE								
2-38	SITE GROUNDS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-38	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		8,916.33	8,153.72	(762.61)	8,153.72	8,153.72	Work completed
2-40	BUILDING EXTERIOR	146014 000000		594,690.01	327,761.87	(266,928.14)	327,761.87	327,761.87	Work completed
2-40	DOORS	146014 750000		0.00	48,817.00	48,817.00	48,817.00	48,817.00	Work 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	Work completed
2-40	FIRE PROTECTION AND SAFETY	146020 000000		0.00	500.00	500.00	500.00	500.00	Work completed
2-40	NON DWELLING CONSTRUCTION	147001 000000		4,597.85	4,597.85	0.00	4,597.85	4,597.85	Work completed
				608,704.19	390,330.44	(218,373.75)	390,330.44	390,330.44	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	EVA WHITE								
2-41	ARCH & ENG	143001 000000		3,859.58	1,702.58	(2,157.00)	1,702.58	1,702.58	Work completed
2-41	BUILDING EXTERIOR	146014 000000		125,000.00	166,872.14	41,872.14	166,872.14	166,872.14	Work completed
2-41	DOORS	146014 750000		0.00	100.00	100.00	100.00	100.00	Work completed
2-41	ELECTRICAL	146015 000000		11,302.60	11,202.60	(100.00)	11,202.60	11,202.60	Work completed
2-41	ELEVATORS	146021 760000		178,000.00	211,257.60	33,257.60	211,257.60	211,257.60	Work completed
2-41	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				318,162.18	391,134.92	72,972.74	391,134.92	391,134.92	

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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	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		3,176.67	5,235.81	2,059.14	5,235.81	5,235.81	Work completed
2-42	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC	146016 000000		0.00	39,250.00	39,250.00	39,250.00	39,250.00	Work completed
2-42	ROOFS	146018 000000		26,015.00	21,015.00	(5,000.00)	21,015.00	21,015.00	Work completed
				29,191.67	65,500.81	36,309.14	65,500.81	65,500.81	

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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	
	AMORY STREET								
2-45	ARCH & ENG	143001 000000		6,773.42	6,773.42	0.00	6,773.42	6,773.42	Work completed
2-45	ENVIRONMENTAL HAZARD	143001 838000		32,657.20	32,657.20	0.00	32,657.20	32,657.20	Work completed
2-45	OIL TANK	145001 860000		6,157.00	5,787.00	(370.00)	5,787.00	5,787.00	Work completed
2-45	SITE IMPROVEMENTS	145011 000000		2,495.00	2,495.00	0.00	2,495.00	2,495.00	Work 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	Work completed
2-45	FIRE PROTECTION & SAFETY	146020 000000		0.00	850.00	850.00	850.00	850.00	Work completed
2-45	NON DWELLING CONSTRUCTION	147001 000000		238,440.00	238,440.00	0.00	238,440.00	238,440.00	Work completed
				294,851.62	295,331.62	480.00	295,331.62	295,331.62	

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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	
	GENERAL WARREN								
2-47	ARCH & ENG	143001 000000		2,273.64	881.59	(1,392.05)	881.59	881.59	Work completed
2-47	NON DWELLING CONSTRUCTION	147001 000000		88,083.40	88,121.04	37.64	88,121.04	88,121.04	Work completed
				90,357.04	89,002.63	(1,354.41)	89,002.63	89,002.63	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		6,544.74	6,444.74	(100.00)	6,444.74	6,444.74	Work 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	105,009.14	Work 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	Work completed
2-49	ELEVATORS	146021 760000		105,548.33	49,642.40	(55,905.93)	49,642.40	49,642.40	Work completed
2-49	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				318,942.21	166,646.28	(152,295.93)	166,646.28	166,646.28	

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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	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		8,275.11	4,425.66	(3,849.45)	4,425.66	4,425.66	Work completed
2-50	BUILDING EXTERIOR	146014 000000		62,300.00	169,299.11	106,999.11	169,299.11	169,299.11	Work completed
				70,575.11	173,724.77	103,149.66	173,724.77	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	73,870.00	Work completed
2-51	ELECTRICAL	146015 000000		9,043.77	9,043.77	0.00	9,043.77	9,043.77	Work completed
				24,043.77	82,913.77	58,870.00	82,913.77	82,913.77	

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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	60,077.63	11,828.00	60,077.63	60,077.63	Work completed
2-52	SITE IMPROVEMENTS	145011 000000		8,378.87	150.00	(8,228.87)	150.00	150.00	Work completed
2-52	BUILDING EXTERIOR	146014 000000		309,302.70	479,919.03	170,616.33	479,919.03	479,919.03	Work completed
2-52	ROOFS	146018 000000		63,207.69	63,207.69	0.00	63,207.69	63,207.69	Work completed
2-52	ELEVATORS	146021 760000		100,918.49	50,500.00	(50,418.49)	50,500.00	50,500.00	Work completed
2-52	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				530,057.38	653,854.35	123,796.97	653,854.35	653,854.35	

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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	Work 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	Work completed
2-53	504 COMPLIANCE	146021 812000		5,812.50	5,812.50	0.00	5,812.50	5,812.50	Work completed
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	16,832.07	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	CONSULTANTS	141019 000105		492.04	0.00	(492.04)	0.00	0.00	
2-54	ARCH & ENG	143001 000000		21,426.83	17,513.08	(3,913.75)	17,513.08	17,513.08	Work completed
2-54	BUILDING EXTERIOR	146014 000000		170,000.00	40,870.00	(129,130.00)	40,870.00	40,870.00	Work 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	Work 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	2,806.25	Work completed
				201,479.06	67,458.27	(134,020.79)	67,458.27	67,458.27	

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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	
	EVANS STREET								
2-55	RELOCATION MOVING & FAMILY	149501 000000		13,284.00	16,404.00	3,120.00	16,404.00	16,404.00	Work completed
2-55	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				13,284.00	16,404.00	3,120.00	16,404.00	16,404.00	

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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	
	INFILL I								
2-56	CONSULTANTS	143001 741000		283.12	283.12	0.00	283.12	283.12	Work completed
2-56	A/E ENVIRONMENTAL HAZARD	143001 838000		39,250.00	0.00	(39,250.00)	0.00	0.00	
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	Work completed
				42,190.08	2,940.08	(39,250.00)	2,940.08	2,940.08	

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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	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		13,966.50	7,815.43	(6,151.07)	7,815.43	7,815.43	Work completed
2-57	BUILDING EXTERIOR	146014 000000		30,000.00	156,657.80	126,657.80	156,657.80	156,657.80	Work 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	
2-57	RELOCATION FOR 504	149501 812000		0.00	2,515.00	2,515.00	2,515.00	2,515.00	Work completed
				43,966.50	166,988.23	123,021.73	166,988.23	166,988.23	

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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	
	WEST NEWTON								
2-58	A/E BUILDING ENVELOPE	143001 712000		49,109.50	48,109.50	(1,000.00)	48,109.50	48,109.50	Work completed
2-58	A/E CONSULTANTS	143001 741000		191.88	45,455.84	45,263.96	45,455.84	45,455.84	Work completed
2-58	A/E SMOKE DETECTORS	143001 940000		27,500.00	24,290.00	(3,210.00)	24,290.00	24,290.00	Work completed
2-58	A/E STAIRWAYS	143001 950000		525.00	525.00	0.00	525.00	525.00	Work completed
2-58	BUILDING EXTERIOR	146014 000000		1,615,520.00	1,616,899.82	1,379.82	1,616,899.82	1,616,899.82	Work completed
2-58	FIRE PROTECTION	146020 000000		500,000.00	490,546.79	(9,453.21)	490,546.79	490,546.79	Work completed
2-58	HALLS	146021 810000		806.00	806.00	0.00	806.00	806.00	Work completed
2-58	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				2,193,652.38	2,226,632.95	32,980.57	2,226,632.95	2,226,632.95	

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 No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	A/E ENVIRONMENTAL HAZARD	143001 838000		3,950.00	0.00	(3,950.00)	0.00	0.00	
2-59	DWELLING CONSTRUCTION	146001 000000		760.00	0.00	(760.00)	0.00	0.00	
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	Work completed
				5,660.00	950.00	(4,710.00)	950.00	950.00	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	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	

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	
	HASSAN								
2-62	ARCH & ENG	143001 000000		15,602.33	15,602.33	0.00	15,602.33	15,602.33	Work completed
2-62	A/E BUILDING ENVELOPE DESIGN	143001 712000		15,480.00	15,480.00	0.00	15,480.00	15,480.00	Work completed
2-62	BUILDING EXTERIOR	146014 000000		234,000.00	234,000.00	0.00	234,000.00	234,000.00	Work completed
2-62	DOORS	146014 750000		0.00	501.00	501.00	501.00	501.00	Work 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	Work completed
2-62	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				374,990.51	371,583.33	(3,407.18)	371,583.33	371,583.33	

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	
	SPRING STREET								
2-70	ARCH & ENG	143001 000000		4,308.33	4,308.33	0.00	4,308.33	4,308.33	Work completed
2-70	WATERPROOFING	146014 970000		501.00	0.00	(501.00)	0.00	0.00	
				4,809.33	4,308.33	(501.00)	4,308.33	4,308.33	

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	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		4,308.33	2,151.33	(2,157.00)	2,151.33	2,151.33	Work completed
2-71	HVAC	146016 000000		4,154.00	4,154.00	0.00	4,154.00	4,154.00	Work completed
2-71	FURNACE & BOILERS	146016 785000		826.99	826.99	0.00	826.99	826.99	Work completed
2-71	ROOFING	146018 000000		6,745.50	6,745.50	0.00	6,745.50	6,745.50	Work completed
				16,034.82	13,877.82	(2,157.00)	13,877.82	13,877.82	

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	
	ROSLYN								
2-72	ARCH & ENG	143001 000000		10,950.67	5,512.20	(5,438.47)	5,512.20	5,512.20	Work 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	Work completed
2-72	PLUMBING	146017 000000		750.00	750.00	0.00	750.00	750.00	Work completed
2-72	FIRE PROTECTION & SAFETY	146020 000000		825.00	825.00	0.00	825.00	825.00	Work completed
2-72	504 COMPLIANCE	146021 812000		0.00	0.00	0.00	0.00	0.00	
				50,095.90	45,157.43	(4,938.47)	45,157.43	45,157.43	

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	
	RUTLAND / EAST SPRINGFIELD								
2-74	A/E SMOKE DETECTORS	143001 940000		23,375.00	20,165.00	(3,210.00)	20,165.00	20,165.00	Work completed
2-74	A/E STAIRWAYS	143001 950000		1,178.50	1,178.50	0.00	1,178.50	1,178.50	Work completed
2-74	FIRE PROTECTION	146020 000000		60,000.00	60,000.00	0.00	60,000.00	60,000.00	Work completed
2-74	HALLS	146021 810000		13,829.35	13,829.35	0.00	13,829.35	13,829.35	Work completed
2-74	RELOCATION	149501 000000		3,541.51	3,531.51	(10.00)	3,531.51	3,531.51	Work completed
				101,924.36	98,704.36	(3,220.00)	98,704.36	98,704.36	

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	
	BELLFLOWER COURT								
2-77	ARCH & ENG	143001 000000		7,485.00	4,308.33	(3,176.67)	4,308.33	4,308.33	Work completed
2-77	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-77	HVAC	146016 000000		414.00	0.00	(414.00)	0.00	0.00	
2-77	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				7,899.00	4,308.33	(3,590.67)	4,308.33	4,308.33	

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	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		157,209.55	148,029.62	(9,179.93)	148,029.62	148,029.62	Work completed
2-82	A/E BUILDING ENVELOPE DESIGN	143001 712000		61,055.11	58,957.11	(2,098.00)	58,957.11	58,957.11	Work completed
2-82	CONSULTANTS	143001 741000		13,726.39	49,457.24	35,730.85	49,457.24	49,457.24	Work completed
2-82	504 COMPLIANCE	143001 812000		0.00	80,758.72	80,758.72	80,758.72	80,758.72	Work 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	Work completed
2-82	BUILDING EXTERIOR	146014 000000		826,312.47	693,113.74	(133,198.73)	693,113.74	693,113.74	Work completed
2-82	HVAC	146016 000000		238,170.41	215,902.33	(22,268.08)	215,902.33	215,902.33	Work completed
2-82	ROOFS	146018 000000		0.00	88,971.00	88,971.00	88,971.00	88,971.00	Work completed
2-82	RELOCATION	149501 000000		15.10	15.10	0.00	15.10	15.10	Work completed
				1,298,076.53	1,335,409.86	37,333.33	1,335,409.86	1,335,409.86	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:	FFY00

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Original	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		7,023.00	5,978.33	(1,044.67)	5,978.33	5,978.33	Work 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	Work 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	16,596.97	(1,044.67)	16,596.97	16,596.97	

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	
	FRANKLIN FIELD								
2-89	ARCH & ENG	143001 000000		45,011.14	223,998.85	178,987.71	223,998.85	223,998.85	Work completed
2-89	A/E BUILDING ENVELOPE DESIGN	143001 712000		154,937.50	8,126.12	(146,811.38)	8,126.12	8,126.12	Work completed
2-89	CONSULTANTS	143001 741000		1,307.85	1,307.85	0.00	1,307.85	1,307.85	Work completed
2-89	A/E STAIRWAYS	143001 950000		525.00	525.00	0.00	525.00	525.00	Work completed
2-89	UNDERGROUND STORAGE TANK	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-89	UNDERGROUND STORAGE TANK	145011 966000		67,464.00	0.00	(67,464.00)	0.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-89	HVAC	146016 000000		9,959.00	32,227.08	22,268.08	32,227.08	32,227.08	Work completed
2-89	ROOFS	146018 000000		21,080.00	0.00	(21,080.00)	0.00	0.00	
2-89	HALLS	146021 810000		3,442.00	3,442.00	0.00	3,442.00	3,442.00	Work completed
2-89	504 COMPLIANCE	146021 812000		10,820.00	10,820.00	0.00	10,820.00	10,820.00	Work completed
				314,546.49	280,446.90	(34,099.59)	280,446.90	280,446.90	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant 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								
2-90	ARCH & ENG	143001 000000		6,372.37	13,202.37	6,830.00	13,202.37	13,202.37	Work completed
2-90	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-90	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-90	ROOFS	146018 000000		110,736.34	110,736.34	0.00	110,736.34	110,736.34	Work completed
2-90	HALLS	146021 810000		0.00	43,055.00	43,055.00	43,055.00	43,055.00	Work completed
2-90	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				117,108.71	166,993.71	49,885.00	166,993.71	166,993.71	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant 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	
	NORTH HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		10,362.67	6,290.48	(4,072.19)	6,290.48	6,290.48	Work completed
2-98	BUILDING EXTERIOR	146014 000000		0.00	485.00	485.00	485.00	485.00	Work completed
2-98	ELECTRICAL	146015 000000		14,999.00	14,999.00	0.00	14,999.00	14,999.00	Work completed
2-98	FIRE PROTECTION AND SAFETY	146019 704000		0.00	7,157.00	7,157.00	7,157.00	7,157.00	Work completed
				25,361.67	28,931.48	3,569.81	28,931.48	28,931.48	

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	
	FREDERICK DOUGLASS								
2-126	ARCH & ENG	143001 000000		3,176.67	3,176.67	0.00	3,176.67	3,176.67	Work completed
2-126	BUILDING EXTERIOR	146014 000000		60,000.00	119,748.81	59,748.81	119,748.81	119,748.81	Work completed
2-126	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-126	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-126	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-126	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	

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	
	WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		10,000.13	7,640.63	(2,359.50)	7,640.63	7,640.63	Work completed
2-127	BUILDING EXTERIOR	146014 000000		15,059.00	15,059.01	0.01	15,059.01	15,059.01	Work completed
2-127	WINDOWS & SCREENS	146014 975000		0.01	0.00	(0.01)	0.00	0.00	
2-127	ELECTRICAL	146015 000000		20,000.00	20,000.00	0.00	20,000.00	20,000.00	Work completed
2-127	WATERPROOFING	146021 970000		0.00	0.00	0.00	0.00	0.00	
				45,059.14	42,699.64	(2,359.50)	42,699.64	42,699.64	

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**

__**Performance and Evaluation Report for Program Year Ending 9/30/04** ___**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/04	Expended a/o 9/30/04
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	
2-124	Maverick Phase IV	149900 000000		3,005,618	3,005,618	0	0	0	
				3,005,618	**3,005,618**	**0**	**0**	**0**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 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 9/30/04

___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 9/30/04	Expended a/o 9/30/04
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	4,738,287.00	3,700,000.00	3,700,000.00	3,700,000.00
3	1408 Management Improvements Soft Costs	2,146,760.00	3,105,196.96	3,105,196.96	2,737,354.57
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,876,081.00	2,476,533.00	2,476,533.00	2,228,622.12
5	1411 Audit	25,000.00	25,000.00	25,000.00	20,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,748,542.18	1,758,887.38	1,758,887.38	473,563.73
8	1440 Site Acquisition				
9	1450 Site Improvement	575,518.36	529,188.94	529,188.94	529,188.94
10	1460 Dwelling Structures	11,290,019.36	11,097,125.69	11,097,125.69	10,988,028.15
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	507,123.63	507,010.15	507,010.15	506,067.78
13	1475 Nondwelling Equipment	243,259.12	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	126,479.99	132,988.40	132,988.40	132,300.15
18	1499 Development Activities*	3,483,742	$5,185,623.36	5,185,623.36	2,204,970.48
	* 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)	28,760,813.00	28,760,813.00	28,760,813.00	23,763,355.04
21	Amount of line 20 Related to LPB Testing	20,301.87	19,040.00	19,040.00	18,610.00
22	Amount of line 20 Related to Section 504 Compliance	2,160,361.25	1,451,121.54	1,451,121.54	535,325.61
23	Amount of line 20 Related to Security Soft Costs	0.00	959,397.97	959,397.97	959,397.97
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 II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUTHORITY WIDE								
2-00	OPERATIONS	140600 000000		4,738,287.00	3,700,000.00	(1,038,287.00)	3,700,000.00	3,700,000.00	
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		161,627.32	148,426.12	(13,201.20)	148,426.12	53,759.73	
2-00	MIS	140800 410000		281,857.00	281,857.00	0.00	281,857.00	281,857.00	
2-00	PUBLIC SAFETY	140800 412000		0.00	959,397.97	959,397.97	959,397.97	959,397.97	
2-00	PUBLIC SAFETY OT	140800 412012		0.00	57,899.80	57,899.80	57,899.80	57,899.80	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		366,977.00	364,086.96	(2,890.04)	364,086.96	340,910.96	
2-00	OCCUPANCY	140800 427000		268,216.00	268,185.78	(30.22)	268,185.78	268,185.78	
2-00	FAMILY SERVICES	140800 768000		383,488.72	383,518.94	30.22	383,518.94	133,518.94	
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		630,583.46	587,813.89	(42,769.57)	587,813.89	587,813.89	
2-00	ADMINISTRATIVE	141001 000000		1,261,832.68	1,137,168.78	(124,663.90)	1,137,168.78	1,137,168.78	
2-00	INDIRECT NONTECH SALARIES	141001 000001		352,366.00	436,806.26	84,440.26	436,806.26	436,806.26	
2-00	ACCRUED NONTECH SALARIES	141001 000002		292,247.24	0.00	(292,247.24)	0.00	0.00	
2-00	LEGAL	141004 000000		435,639.53	333,957.22	(101,682.31)	333,957.22	87,729.74	
2-00	WORKER'S COMP	141009 001000		82,500.00	88,254.02	5,754.02	88,254.02	88,254.02	
2-00	GROUP INSURANCE	141009 002000		102,000.00	121,471.55	19,471.55	121,471.55	121,471.55	
2-00	GROUP INSURANCE INDIRECT	141009 002001		31,000.00	37,450.44	6,450.44	37,450.44	37,450.44	
2-00	RETIREMENT	141009 003000		149,586.65	157,969.96	8,383.31	157,969.96	157,969.96	
2-00	RETIREMENT INDIRECT	141009 003001		78,500.00	79,487.94	987.94	79,487.94	79,487.94	
2-00	UNEMPLOYMENT	141009 004000		2,921.21	2,368.88	(552.33)	2,368.88	2,368.88	
2-00	TRAVEL	141010 000000		2,318.59	2,386.42	67.83	2,386.42	2,386.42	
2-00	TELEPHONE	141016 000000		15,250.85	18,484.66	3,233.81	18,484.66	17,782.82	
2-00	SUNDRY ADMIN	141019 000000		9,590.28	4,348.66	(5,241.62)	4,348.66	3,996.66	
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		4,982.75	6,474.70	1,491.95	6,474.70	6,474.70	
2-00	CONSULTANTS	141019 000105		16,316.73	15,342.81	(973.92)	15,342.81	15,342.81	
2-00	ADVERTISING	141019 000110		35,000.00	30,340.79	(4,659.21)	30,340.79	30,340.79	
2-00	PUBLICATIONS	141019 000111		1,200.09	1,200.09	0.00	1,200.09	1,200.09	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		0.00	191.42	191.42	191.42	191.42	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	25,000.00	20,000.00	
2-00	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	BASEMENTS/CELLARS	143001 704000		0.00	310,936.90	310,936.90	310,936.90	0.00	Project rescheduled
2-00	CONSULTANTS	143001 741000		4.45	4.45	0.00	4.45	4.45	Work completed
2-00	504 COMPLIANCE	143001 812000		0.00	638.00	638.00	638.00	0.00	Work in construction
2-00	UNDERGROUND STORAGE	145011 966000		9,710.00	7,709.44	(2,000.56)	7,709.44	7,709.44	Work 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	

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

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
2-00	LEAD PAINT	146021 837000		20,301.87	19,040.00	(1,261.87)	19,040.00	18,610.00	Work in construction
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE FURN & EQUIP	147501 000000		0.00	0.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		0.00	0.00	0.00	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		236,159.12	236,159.12	0.00	236,159.12	236,159.12	
2-00	RELOCATION	149501 000000		113,759.34	120,267.75	6,508.41	120,267.75	120,267.75	Work completed
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				10,166,062.78	10,001,485.62	(164,577.16)	10,001,485.62	9,068,727.45	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		972.67	0.00	(972.67)	0.00	0.00	
2-01	CONSULTANTS	143001 741000		3,114.15	2,871.90	(242.25)	2,871.90	2,871.90	Work completed
2-01	A&E 504 COMPLIANCE	143001 812000		387,441.00	225,279.80	(162,161.20)	225,279.80	3,112.10	Work in construction
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	
				391,527.82	228,151.70	(163,376.12)	228,151.70	5,984.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MISSION								
2-03	REDEVELOPMENT	149900 000000		1,090,201.56	1,090,201.56	0.00	1,090,201.56	35,786.00	Work 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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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	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		19,390.00	19,390.00	0.00	19,390.00	19,390.00	Work completed
2-04	CONSULTANTS	143001 741000		40,101.51	0.00	(40,101.51)	0.00	0.00	
2-04	A&E 504 COMPLIANCE	143001 812000		287,000.00	185,099.80	(101,900.20)	185,099.80	0.00	Work in construction
2-04	A&E SEWERS	143001 929000		12,500.00	12,500.00	0.00	12,500.00	12,500.00	Work completed
2-04	ELECTRICAL	146015 000000		41,550.37	41,550.37	0.00	41,550.37	41,550.37	Work completed
2-04	HVAC	146016 000000		894,948.56	905,042.63	10,094.07	905,042.63	905,042.63	Work 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	618,703.40	Work completed
				1,914,193.84	1,782,286.20	(131,907.64)	1,782,286.20	1,597,186.40	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	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	87,063.96	Work completed
				691,659.80	691,659.80	0.00	691,659.80	87,063.96	

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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	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		9,088.17	8,963.17	(125.00)	8,963.17	8,963.17	Work completed
2-06	CONSULTANTS	143001 741000		4,901.30	0.00	(4,901.30)	0.00	0.00	
2-06	A&E 504 COMPLIANCE	143001 812000		3,062.50	18,062.50	15,000.00	18,062.50	16,960.00	Work in construction
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	Work completed
2-06	BUILDING EXTERIOR	146014 000000		42,977.26	42,977.26	0.00	42,977.26	42,977.26	Work completed
2-06	HVAC	146016 000000		71,322.00	71,322.00	0.00	71,322.00	71,322.00	Work completed
2-06	ROOFS	146018 000000		16,300.00	16,300.00	0.00	16,300.00	16,300.00	Work completed
2-06	FIRE PROTECTION & SAFETY	146020 000000		247,200.00	247,200.00	0.00	247,200.00	247,200.00	Work completed
2-06	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-06	504 COMPLIANCE	146021 812000		110,830.00	95,830.00	(15,000.00)	95,830.00	95,830.00	Work completed
2-06	UNIT REHAB	146021 967000		1,073,559.43	1,073,559.43	0.00	1,073,559.43	1,073,559.43	Work completed
2-06	NON-RESIDENTIAL AREAS	147001 000000		30,536.83	30,536.83	0.00	30,536.83	29,594.46	Work 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	
				1,716,526.72	1,711,500.42	(5,026.30)	1,711,500.42	1,709,455.55	

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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		19,243.66	19,243.66	0.00	19,243.66	19,243.66	Work completed
2-07	CONSULTANTS	143001 741000		85.59	85.59	0.00	85.59	85.59	Work completed
2-07	A&E 504 COMPLIANCE	143001 812000		54,715.67	11,900.85	(42,814.82)	11,900.85	0.00	Work in construction
2-07	UNDERGROUND STORAGE TANK	145011 966000		7,755.40	7,755.40	0.00	7,755.40	7,755.40	Work 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	DWELLING CONSTRUCTION	146001 000000		0.00	146,538.00	146,538.00	146,538.00	146,538.00	Work completed
2-07	NON DWELLING CONSTRUCTION	147001 000000		135,000.00	135,000.00	0.00	135,000.00	135,000.00	Work completed
				216,800.32	320,523.50	103,723.18	320,523.50	308,622.65	

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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	ARCH & ENG	143001 000000		990.00	990.00	0.00	990.00	990.00	Work 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	3,247,762.00	1,545,881.00	3,247,762.00	1,988,598.00	Work in construction
2-08	DEVELOPMENT LEGAL FEES	149900 000103		0.00	156,000.00	156,000.00	156,000.00	93,522.52	Work in construction
				1,702,871.00	3,404,752.00	1,701,881.00	3,404,752.00	2,083,110.52	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		21,990.00	21,070.47	(919.53)	21,070.47	21,070.47	Work completed
2-09	A&E 504 COMPLIANCE	143001 812000		64,017.50	64,017.50	0.00	64,017.50	27,894.25	Construction to begin Spring 2005
2-09	A&E U. STORAGE	143001 966000		7,800.00	7,800.00	0.00	7,800.00	7,800.00	Work 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	
				93,807.50	92,887.97	(919.53)	92,887.97	56,764.72	

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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	0.00	0.00	0.00	0.00	
2-11	CONSULTANTS	143001 741000		2,272.09	685.82	(1,586.27)	685.82	685.82	Work completed
2-11	A&E 504 COMPLIANCE	143001 812000		160,000.00	111,721.00	(48,279.00)	111,721.00	0.00	Work in construction
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	Work completed
2-11	ROOFING	146018 000000		1,070,658.92	1,070,658.92	0.00	1,070,658.92	1,041,658.92	Work completed
2-11	FIRE PROTECTION & SAFETY	146020 000000		26,558.22	26,558.22	0.00	26,558.22	26,558.22	Work completed
				1,282,012.23	1,232,146.96	(49,865.27)	1,232,146.96	1,091,425.96	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		26,512.24	26,512.24	0.00	26,512.24	3,550.00	Work completed
2-13	CONSULTANTS 30	143001 741000		25,809.76	0.00	(25,809.76)	0.00	0.00	
2-13	A&E 504 COMPLIANCE	143001 812000		26,950.00	26,950.00	0.00	26,950.00	14,822.50	Construction to begin Spring 2005
2-13	HVAC STUDY	143001 816000		32,697.00	32,697.00	0.00	32,697.00	32,697.00	Work completed
2-13	SITE IMPROVEMENTS	145011 000000		3,387.00	3,387.00	0.00	3,387.00	3,387.00	Work completed
2-13	ELECTRICAL	146015 000000		274,902.37	274,902.37	0.00	274,902.37	274,902.37	Work completed
2-13	HVAC	146016 000000		903,375.92	903,375.92	0.00	903,375.92	903,375.92	Work 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	Work completed
				1,309,115.73	1,283,305.97	(25,809.76)	1,283,305.97	1,248,216.23	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	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	Work completed
2-14	CONSULTANTS 30	143001 741000		1,530.55	1,530.55	0.00	1,530.55	1,530.55	Work completed
2-14	A&E 504 COMPLIANCE	143001 812000		191,400.00	91,311.20	(100,088.80)	91,311.20	0.00	Work in construction
2-14	ROOFS	146018 000000		462,000.00	462,000.00	0.00	462,000.00	462,000.00	Work completed
2-14	HALLS	146021 810000		48,287.84	48,287.84	0.00	48,287.84	48,287.84	Work completed
2-14	OFFICE FURN & EQUIP	147501 000000		0.00	0.00	0.00	0.00	0.00	
				705,669.19	605,580.39	(100,088.80)	605,580.39	514,269.19	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		9,425.27	9,425.27	0.00	9,425.27	9,425.27	Work completed
2-19	CONSULTANTS 30	143001 741000		33,728.04	0.00	(33,728.04)	0.00	0.00	
2-19	A&E 504 COMPLIANCE	143001 812000		244,420.00	51,568.73	(192,851.27)	51,568.73	0.00	Work in construction
2-19	UNDERGROUND STORAGE TANK	145011 966000		15,765.65	9,790.65	(5,975.00)	9,790.65	9,790.65	Work 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	Work completed
2-19	ROOFING	146018 000000		0.00	102,255.93	102,255.93	102,255.93	102,255.93	Work completed
2-19	FIRE PROTECTION & SAFETY	146020 000000		1,758,350.00	56,469.00	(1,701,881.00)	56,469.00	56,469.00	Work 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	Work completed
2-19	NON DWELLING CONSTRUCTION	147001 000000		234,300.00	234,300.00	0.00	234,300.00	234,300.00	Work completed
2-19	SPRINKLERS	146021 948000		0.00	0.00	0.00	0.00	0.00	
				2,308,360.91	476,181.53	(1,832,179.38)	476,181.53	424,612.80	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		1,920.00	1,920.00	0.00	1,920.00	1,920.00	Work completed
2-23	CONSULTANTS 30	143001 741000		11,376.16	0.00	(11,376.16)	0.00	0.00	
2-23	A&E 504 COMPLIANCE	143001 812000		80,190.00	10,468.48	(69,721.52)	10,468.48	0.00	Work in construction
2-23	SMOKE DETECTORS	143001 940000		153.82	153.82	0.00	153.82	153.82	Work completed
2-23	SITE IMPROVEMENTS	145011 000000		2,485.31	2,485.31	0.00	2,485.31	2,485.31	Work 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	Work completed
2-23	HVAC	146016 000000		0.00	0.00	0.00	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	Work completed
2-23	BASEMENT/CELLARS	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-23	HALLS	146021 810000		49,174.00	49,174.00	0.00	49,174.00	49,174.00	Work 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	
				190,319.59	109,221.91	(81,097.68)	109,221.91	98,753.43	

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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		1,148.54	1,148.54	0.00	1,148.54	1,148.54	Work completed
2-24	CONSULTANTS 30	143001 741000		68,521.05	0.00	(68,521.05)	0.00	0.00	
2-24	A&E 504 COMPLIANCE	143001 812000		58,069.00	29,157.78	(28,911.22)	29,157.78	20,658.96	Work in construction
2-24	UNDERGROUND STORAGE TANK	145011 966000		550.00	550.00	0.00	550.00	550.00	Work completed
2-24	HVAC	146016 000000		73,577.78	73,577.78	0.00	73,577.78	73,577.78	Work completed
2-24	ROOFING	146018 000000		0.00	1,097,036.48	1,097,036.48	1,097,036.48	1,097,036.48	Work completed
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	15,668.00	Work completed
2-24	HALLS	146021 810000		267,834.00	267,834.00	0.00	267,834.00	188,166.46	Work in construction
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	Work completed
				498,089.02	1,497,693.23	999,604.21	1,497,693.23	1,408,838.62	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BICKFORD STREET								
2-25	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	ARCH & ENG	143001 000000		2,720.00	2,720.00	0.00	2,720.00	2,720.00	Work 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	2,720.00	

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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	
	ANAPOLIS								
2-27	ARCH & ENG	143001 000000		3,496.00	3,496.00	0.00	3,496.00	3,496.00	Work 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	Work completed
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	3,856.00	

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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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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		4,075.00	4,075.00	0.00	4,075.00	2,495.00	Work 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	Work 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	62,418.19	14,918.19	62,418.19	62,418.19	Work 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	72,169.19	14,918.19	72,169.19	70,589.19	

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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	Work 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	3,885.00	Work completed
2-32	SITE IMPROVEMENTS	145011 000000		48,600.00	8,245.58	(40,354.42)	8,245.58	8,245.58	Work 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	Work 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	
				52,558.96	12,204.54	(40,354.42)	12,204.54	12,204.54	

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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	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		64,500.00	64,500.00	0.00	64,500.00	64,500.00	Work 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	
				64,500.00	64,500.00	0.00	64,500.00	64,500.00	

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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		30,700.00	30,700.00	0.00	30,700.00	30,700.00	Work completed
2-36	BUILDING EXTERIOR	146014 000000		111.00	111.00	0.00	111.00	111.00	Work completed
2-36	HVAC	146016 000000		594.00	594.00	0.00	594.00	594.00	Work completed
2-36	NON DWELLING CONSTRUCTION	147001 000000		1,235.13	1,235.13	0.00	1,235.13	1,235.13	Work completed
				32,640.13	32,640.13	0.00	32,640.13	32,640.13	

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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		45,800.00	45,800.00	0.00	45,800.00	45,800.00	Work 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		8,250.00	8,250.00	0.00	8,250.00	8,250.00	Work completed
				54,050.00	54,050.00	0.00	54,050.00	54,050.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MEADE APARTMENTS								
2-38	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-38	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:	FFY01

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		8,078.14	8,078.14	0.00	8,078.14	8,078.14	Work completed
2-40	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-40	DOORS	146014 750000		15,022.40	15,022.40	0.00	15,022.40	15,022.40	Work completed
2-40	ELECTRICAL	146015 000000		22,446.32	22,446.32	0.00	22,446.32	22,446.32	Work completed
2-40	HVAC	146016 000000		3,353.00	3,353.00	0.00	3,353.00	3,353.00	Work completed
2-40	FIRE PROTECTION	146020 000000		3,286.16	3,286.16	0.00	3,286.16	3,286.16	Work completed
2-40	NON-RESIDENTIAL AREAS	147001 000000		0.00	0.00	0.00	0.00	0.00	
				52,186.02	52,186.02	0.00	52,186.02	52,186.02	

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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	
	EVA WHITE								
2-41	ARCH & ENG	143001 000000		6,216.00	6,216.00	0.00	6,216.00	6,213.06	Work 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	6,213.06	

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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	
	WALNUT PARK								
2-42	ARCH & ENG	143001 000000		11,300.00	11,300.00	0.00	11,300.00	11,300.00	Work 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		162.32	162.32	0.00	162.32	162.32	Work completed
2-42	ROOFS	146018 000000		901.00	901.00	0.00	901.00	901.00	Work completed
2-42	FIRE PROTECTION	146020 000000		20,184.00	14,218.19	(5,965.81)	14,218.19	14,218.19	Work completed
				32,547.32	26,581.51	(5,965.81)	26,581.51	26,581.51	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AMORY STREET								
2-45	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-45	OIL TANK	143002 860000		0.00	0.00	0.00	0.00	0.00	
2-45	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-45	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-45	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-45	FIRE PROTECTION	146020 000000		72,388.76	61,879.62	(10,509.14)	61,879.62	61,879.62	Work completed
2-45	NON DWELLING CONSTRUCTION	147001 000000		25,882.02	25,882.02	0.00	25,882.02	25,882.02	Work completed
				98,270.78	87,761.64	(10,509.14)	87,761.64	87,761.64	

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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		950.00	950.00	0.00	950.00	950.00	Work completed
2-47	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-47	DOORS	146014 750000		350.00	321.00	(29.00)	321.00	321.00	Work completed
2-47	NON DWELLING CONSTRUCTIO	147001 000000		29,568.40	29,454.92	(113.48)	29,454.92	29,454.92	Work completed
				30,868.40	30,725.92	(142.48)	30,725.92	30,725.92	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-49	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-49	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-49	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-50	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-50	FIRE PROTECTION	146020 000000		0.00	13,045.38	13,045.38	13,045.38	13,045.38	Work completed
2-50	ASBESTOS REMOVAL	146021 830000		0.00	0.00	0.00	0.00	0.00	
				0.00	13,045.38	13,045.38	13,045.38	13,045.38	

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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	
	CODMAN APARTMENTS								
2-51	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-51	WATERPROOFING	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-51	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		8,096.32	8,096.32	0.00	8,096.32	8,096.32	Work completed
2-52	SITE IMPROVEMENTS	145011 000000		64,700.00	64,700.00	0.00	64,700.00	64,700.00	Work completed
2-52	BUILDING EXTERIOR	146014 000000		203,582.94	203,582.94	0.00	203,582.94	203,582.94	Work 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		410.00	410.00	0.00	410.00	410.00	Work 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		2,874.02	2,874.02	0.00	2,874.02	2,874.02	Work completed
				279,663.28	279,663.28	0.00	279,663.28	279,663.28	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ST. BOTOLPH								
2-53	ARCH & ENG	143001 000000		7,514.48	7,514.48	0.00	7,514.48	7,514.48	Work completed
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	Work completed
				15,155.15	15,155.15	0.00	15,155.15	15,155.15	

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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		16,794.66	14,175.81	(2,618.85)	14,175.81	4,507.99	Work in construction
2-54	A&E 504 COMPLIANCE	143001 812000		20,875.96	20,875.96	0.00	20,875.96	10,563.00	Work in construction
2-54	SITE IMPROVEMENTS	145011 000000		50,700.00	50,700.00	0.00	50,700.00	50,700.00	Work 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	Work completed
2-54	HVAC	146016 000000		19,380.00	19,380.00	0.00	19,380.00	19,380.00	Work completed
2-54	ELEVATORS	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-54	NON DWELLING CONSTRUCTION	147001 000000		1,135.00	1,135.00	0.00	1,135.00	1,135.00	Work completed
				117,551.62	114,932.77	(2,618.85)	114,932.77	94,951.99	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		6,004.43	6,004.43	0.00	6,004.43	6,004.43	Work completed
2-57	A&E 504 COMPLIANCE	143001 812000		33,739.00	33,739.00	0.00	33,739.00	22,750.00	Work in construction
2-57	SITE IMPROVEMENTS	145011 000000		76,400.00	76,400.00	0.00	76,400.00	76,400.00	Work completed
2-57	BUILDING EXTERIOR	146014 000000		154,815.43	154,815.43	0.00	154,815.43	154,815.43	Work completed
2-57	DOORS	146014 750000		0.00	0.00	0.00	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		49,600.00	49,600.00	0.00	49,600.00	49,600.00	Work 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		50,243.43	50,243.43	0.00	50,243.43	50,243.43	Work completed
				370,802.29	370,802.29	0.00	370,802.29	359,813.29	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		1,230.18	1,230.18	0.00	1,230.18	1,230.18	Work completed
2-58	CONSULTANTS 30	143001 741000		35,329.39	0.00	(35,329.39)	0.00	0.00	
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	
				36,559.57	1,230.18	(35,329.39)	1,230.18	1,230.18	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	SEWERS	146021 929000		553.83	553.83	0.00	553.83	553.83	Work completed
				553.83	553.83	0.00	553.83	553.83	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		10,133.33	10,133.33	0.00	10,133.33	6,080.00	Work in construction
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		0.00	0.00	0.00	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		7,100.00	7,100.00	0.00	7,100.00	7,100.00	Work completed
				17,233.33	17,233.33	0.00	17,233.33	13,180.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		18,172.00	18,172.00	0.00	18,172.00	13,377.00	Work in construction
2-62	BUILDING ENV DESIGN 30	143001 712000		3,995.00	3,995.00	0.00	3,995.00	0.00	Work completed
2-62	CONSULTANTS	143001 741000		762.57	762.57	0.00	762.57	762.57	
2-62	A&E 504 COMPLIANCE	143001 812000		24,258.46	24,258.46	0.00	24,258.46	0.00	Work in construction
2-62	SITE IMPROVEMENTS	145011 000000		23,500.00	23,500.00	0.00	23,500.00	23,500.00	Work 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	
				70,688.03	70,688.03	0.00	70,688.03	37,639.57	

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				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		27,400.00	27,400.00	0.00	27,400.00	27,400.00	Work 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	
				27,400.00	27,400.00	0.00	27,400.00	27,400.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		2,962.00	2,962.00	0.00	2,962.00	2,849.20	Work in construction
2-71	SITE IMPROVEMENTS	145011 000000		48,500.00	48,500.00	0.00	48,500.00	48,500.00	Work completed
2-71	DOORS	146014 750000		0.00	0.00	0.00	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	Work completed
2-71	ROOFS	146018 000000		400.00	400.00	0.00	400.00	400.00	Work completed
2-71	NON DWELLING CONSTRUCTION	147001 000000		30,701.56	30,701.56	0.00	30,701.56	30,701.56	Work completed
				86,083.84	86,083.84	0.00	86,083.84	85,971.04	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	ROSLYN APARTMENTS								
2-72	ARCH & ENG	143001 000000		0.00	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	Work completed
2-72	FURNACE & BOILERS	146016 785000		8,900.00	8,900.00	0.00	8,900.00	8,900.00	Work 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	71,432.69	1,030.45	71,432.69	71,432.69	Work 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	83,932.69	1,030.45	83,932.69	83,932.69	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	RUTLAND / EAST SPRINGFIELD								
2-74	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	

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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	
	BELL FLOWER								
2-77	ARCH & ENG	143001 000000		525.00	525.00	0.00	525.00	525.00	Work completed
2-77	SITE IMPROVEMENTS	145011 000000		20,100.00	20,100.00	0.00	20,100.00	20,100.00	Work completed
2-77	ROOFING	146018 000000		575.00	575.00	0.00	575.00	575.00	Work completed
2-77	FIRE PROTECTION	146020 000000		96,288.45	68,618.19	(27,670.26)	68,618.19	68,618.19	Work completed
				117,488.45	89,818.19	(27,670.26)	89,818.19	89,818.19	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		2,307.89	2,307.89	0.00	2,307.89	2,307.89	Work completed
2-82	CONSULTANTS 30	143001 741000		35,730.85	0.00	(35,730.85)	0.00	0.00	
2-82	A&E 504 COMPLIANCE	143001 812000		169,215.00	35,702.60	(133,512.40)	35,702.60	0.00	
2-82	BUILDING EXTERIOR	146014 000000		201,943.24	201,943.24	0.00	201,943.24	201,943.24	Work completed
2-82	ROOFING	146018 000000		1,479,029.00	1,478,020.00	(1,009.00)	1,478,020.00	1,478,020.00	Work completed
2-82	FIRE PROTECTION	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-82	504 COMPLIANCE 60	146021 812000		0.00	170,362.72	170,362.72	170,362.72	170,362.72	Work completed
				1,888,225.98	1,888,336.45	110.47	1,888,336.45	1,852,633.85	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PEABODY SQUARE								
2-83	ARCH & ENG	143001 000000		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		15,238.00	15,238.00	0.00	15,238.00	15,238.00	Work completed
2-83	HVAC	146016 000000		9,175.00	9,175.00	0.00	9,175.00	9,175.00	Work completed
2-83	FIRE PROTECTION	146020 000000		967.38	967.38	0.00	967.38	967.38	Work completed
				25,380.38	25,380.38	0.00	25,380.38	25,380.38	

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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	
	FRANKLIN FIELD								
2-89	ARCH & ENG	143001 000000		175,156.00	2,156.00	(173,000.00)	2,156.00	2,156.00	Work completed
2-89	BUILDING ENVELOPE DESIGN	143001 712000		9,396.10	9,396.10	0.00	9,396.10	0.00	Work in construction
2-89	CONSULTANTS 30	143001 741000		209.76	209.76	0.00	209.76	209.76	Work completed
2-89	A&E 504 COMPLIANCE	143001 812000		108,457.50	108,457.50	0.00	108,457.50	31,217.00	Construction to begin Spring 2005
2-89	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-89	HVAC	146016 000000		37,389.43	37,389.43	0.00	37,389.43	37,389.43	Work completed
2-89	HALLS	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-89	504 COMPLIANCE 60	146021 812000		52,093.08	52,093.08	0.00	52,093.08	52,093.08	Work completed
				382,701.87	209,701.87	(173,000.00)	209,701.87	123,065.27	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-90	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-90	SITE IMPROVEMENTS	145011 000000		43,500.00	43,500.00	0.00	43,500.00	43,500.00	Work completed
2-90	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-90	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
				43,500.00	43,500.00	0.00	43,500.00	43,500.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HIGHLAND PARK								
2-93	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-93	WATERPROOFING 14	146014 970000		0.00	0.00	0.00	0.00	0.00	
2-93	FURNACE & BOILERS	146016 785000		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	
	155 NORTH HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-98	A&E 504 COMPLIANCE	143001 812000		19,085.00	19,085.00	0.00	19,085.00	8,125.00	Work in construction
2-98	BUILDING EXTERIOR	146014 000000		110,604.01	110,604.01	0.00	110,604.01	110,604.01	Work completed
2-98	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-98	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-98	ELECTRICAL	146015 000000		10,548.75	10,548.75	0.00	10,548.75	10,548.75	Work completed
2-98	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-98	FIRE PROTECTION	146020 000000		44,481.76	44,481.76	0.00	44,481.76	44,481.76	Work completed
2-98	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				184,719.52	184,719.52	0.00	184,719.52	173,759.52	

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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								
2-126	CONSULTANTS 10	141019 000105		0.00	0.00	0.00	0.00	0.00	
2-126	ARCH & ENG	143001 000000		8,627.09	8,627.09	0.00	8,627.09	6,601.50	Work in construction
2-126	CONSULTANTS 30	143001 741000		0.00	973.92	973.92	973.92	973.92	Work completed
2-126	A&E 504 COMPLIANCE	143001 812000		34,353.08	34,353.08	0.00	34,353.08	30,874.00	Work in construction
2-126	SITE IMPROVEMENTS	145011 000000		0.00	0.00	0.00	0.00	0.00	
2-126	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-126	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-126	ELECTRICAL	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION	146020 000000		43,467.00	58,618.19	15,151.19	58,618.19	58,618.19	Work completed
				86,447.17	102,572.28	16,125.11	102,572.28	97,067.61	

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				Approved	Revised	Difference	Obligated	Expended	
	WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-127	A&E 504 COMPLIANCE	143001 812000		30,188.50	30,188.50	0.00	30,188.50	30,063.00	Work completed
2-127	KITCHEN	146011 000000		0.00	0.00	0.00	0.00	0.00	
2-127	BUILDING EXTERIOR	146014 000000		101,399.09	101,399.09	0.00	101,399.09	101,399.09	Work completed
2-127	DOORS	146014 750000		0.00	0.00	0.00	0.00	0.00	
2-127	WINDOWS & SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-127	PLUMBING	146017 000000		0.00	0.00	0.00	0.00	0.00	
2-127	FIRE PROTECTION	146020 000000		30,111.24	30,111.24	0.00	30,111.24	30,111.24	Work completed
2-127	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				161,698.83	161,698.83	0.00	161,698.83	161,573.33	